

LOT 57
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

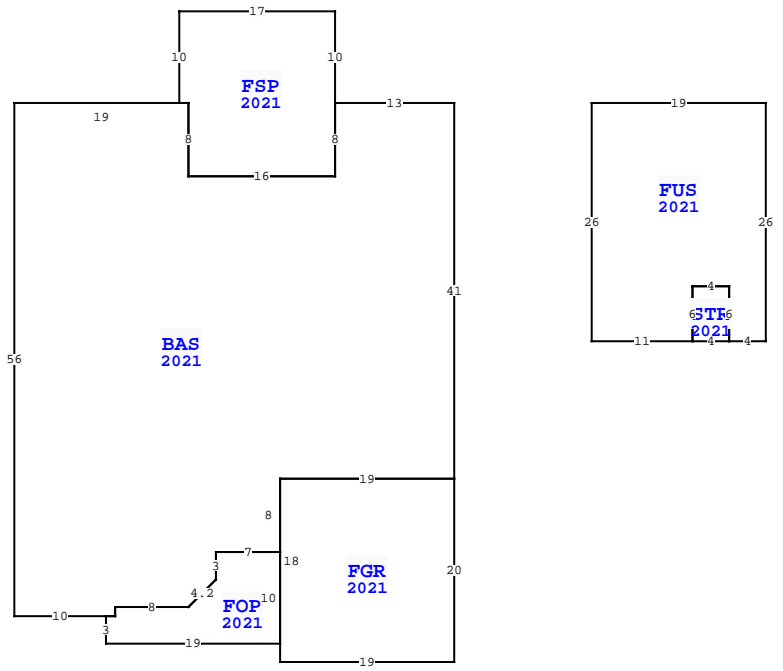
FALLON RYAN P
95300 ORCHID BLOSSOM TR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0057-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	6	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units	0	0 100	
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.200		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,211	100	2021
FGR	380	55	2021
FOP	122	30	2021
FSP	298	40	2021
FUS	470	100	2021
STR	24	10	2021
TOTALS	3,505		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,048	115.0506	115.05	350,672	2021	2021	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2022 Heated Area: 2681 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			345,412
TOTAL MARKET OB/XF VALUE			3,454
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			433,866
SOH/AGL Deduction			50,910
ASSESSED VALUE			382,956
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			332,234
TOTAL JUST VALUE			433,866
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			408,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2013274	CO ISSUED	0	06/30/2021
B2013274	NEW CONSTR	360,666	01/06/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2476/0878	6/30/2021	WD Q		I	01	327,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FALLON RYAN P						
2476/0369	6/30/2021	WD U		V	11	100
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	671.00	SF	5.20	5.20	100	2021	2021	3	99	3,454	

BUILDING NOTES			
BLD DATE 03/03/2023 NW LGL DATE 04/23/2025 MLU			
XF DATE			
INC DATE			

BUILDING DIMENSIONS														
BAS=[YR=2021] W13 FSP=[YR=2021] N10 W17S10 E1 S8 E16 N8\$ S8 W16 N8 W19 S56 E10 FOP=[YR=2021] S3 E19 FGR=[YR=2021] S2 E19 N20 W19 S18\$ N10 W7 S3 D3 L3 W8 S1 W1\$ E1 N1 E8 U3 R3 N3 E7 N8 E19 N41\$ PTR=E15 FUS=[YR=2021] E19 S26 W4 STR=[YR=2021] N6 W4 S6 E4\$ N6 W4 S6 W11 N26\$ W15\$.														

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							