

LOT 58  
 AMELIA CONCOURSE PH 3 UNIT B  
 OR 2365/1256

WHALEY MATTHEW R & ASHLEY N  
 95310 ORCHID BLOSSOM TRL  
 FERNANDINA BEACH, FL 32034

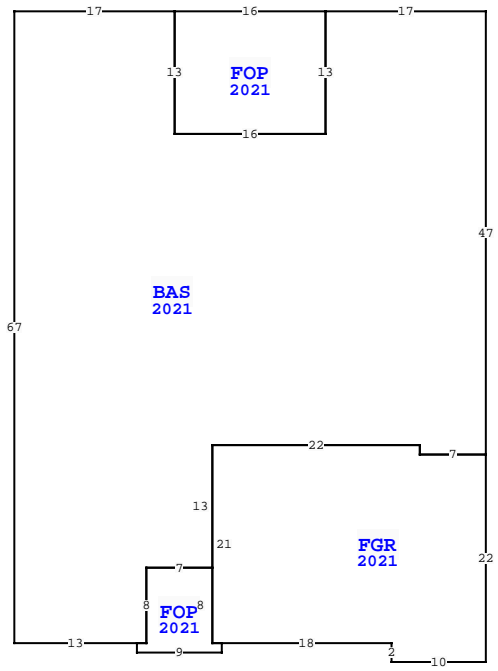
2025

30-2N-28-0152-0058-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		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	2,484	100	2021
FGR	622	55	2021
FOP	65	30	2021
FOP	208	30	2021
TOTALS	3,379		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2023								
Heated Area: 2484					HX Base Yr 2023						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			312,565
TOTAL MARKET OB/XF VALUE			5,689
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			403,254
SOH/AGL Deduction			61,905
ASSESSED VALUE			341,349
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			290,627
TOTAL JUST VALUE			403,254
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			379,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2012912	CO ISSUED	0	07/23/2021
B2012912	NEW CONSTR	345,430	12/23/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2487/0342	8/10/2021	WD Q	Q	I	01	439,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WHALEY MATTHEW R &						
2430/1055	2/01/2021	WD U	V		30	980,000
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	0810	CONCRETE A	0	100	0	884.00	SF	6.50	6.50	100	2021	2021	3	99	5,689	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] W17 FOP=[YR=2021] W16 S13 E16 N13\$ S13 W16 N13 W17 S67 E13 FOP=[YR=2021] S1 E9 N1 FGR=[YR=2021] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$.	

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 T	DPHT 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							