

LOT 63
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

HERNANDEZ KELVIS & MARILEIDA
95356 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

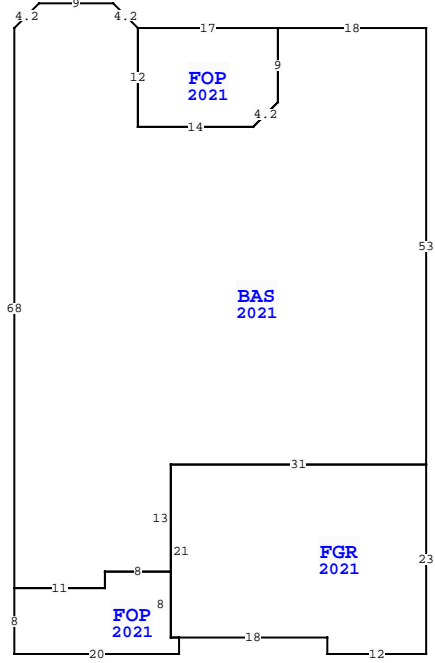
2025

30-2N-28-0152-0063-0000



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 Floo	11	CLAY TILE	100
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	2,756	100	2021
FGR	675	55	2021
FOP	170	30	2021
FOP	200	30	2021
TOTALS	3,801		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,238	116.8860	116.89	378,490	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022 Heated Area: 2756 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			374,705
TOTAL MARKET OB/XF VALUE			8,371
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			468,076
SOH/AGL Deduction			67,823
ASSESSED VALUE			400,253
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			349,531
TOTAL JUST VALUE			468,076
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			441,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2100559	CO ISSUED	0	07/29/2021
B2109327	GLASS SHOWER ENCL	7,500	07/16/2021
B2100559	NEW CONSTR	383,102	01/20/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2484/1259	7/28/2021	WD Q	Q	I	01	441,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HERNANDEZ KELVIS &						
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	953.00	SF	5.20	5.20	100	2021	2021	3	99	4,906	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
TOTALS															8,371	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							