

LOT 71  
AMELIA CONCOURSE PH 3 UNIT C  
OR 2369/448

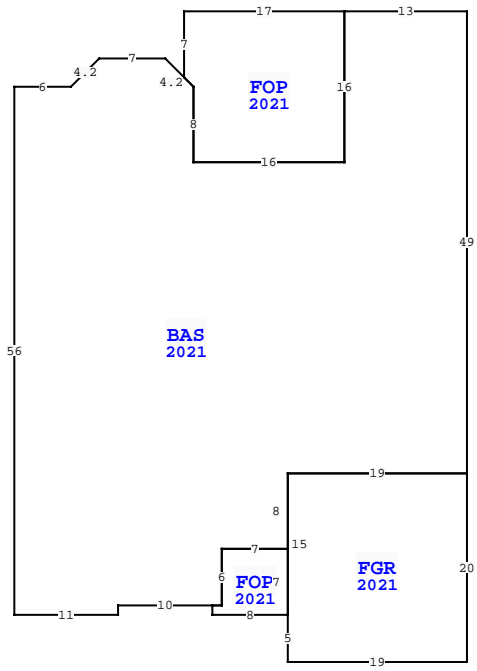
LEWIS HAROLD DARIUS  
95438 ORCHID BLOSSOM TRL  
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0071-0000

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	13	LVT/LAMMT	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	0	0	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	2,349	100	2021
FGR	380	55	2021
FOP	50	30	2021
FOP	264	30	2021
TOTALS	3,043		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,652	112.8960	112.90	299,411	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022 Heated Area: 2349 HX Base Yr 2022											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			296,417
TOTAL MARKET OB/XF VALUE			3,640
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			385,057
SOH/AGL Deduction			46,023
ASSESSED VALUE			339,034
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			288,312
TOTAL JUST VALUE			385,057
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			361,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2102776	NEW CONSTR	317,293	03/23/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2501/1131	9/30/2021	WD Q	Q	I	01	329,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LEWIS HAROLD DARIUS						
2433/0610	2/10/2021	WD U	V	30		280,000
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	0811	CONCRETE B	0	100	0	707.00	SF	5.20	5.20	100	2021	2021	3	99	3,640	

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

BUILDING DIMENSIONS
BAS=[YR=2021] W13 FOP=[YR=2021] W17 S7 D1 R1 S8 E16 N16\$ S16 W16 N8 U3 L3 W7 D3 L3 W6 S56 E11 N1 E10 FOP=[YR=2021] S1 E8 FGR=[YR=2021] S5 E19 N20 W19 S15\$ N7 W7 S6 W1\$ E1 N6 E7 N8 E19 N49\$.

LAND DESCRIPTION																								
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							