

LOT 75  
AMELIA CONCOURSE PH 3 UNIT C  
OR 2369/448

CESARE RAYMOND CHARLES & KIMBERLY IRWIN  
95365 CORNFLOWER DR  
FERNANDINA BEACH, FL 32034

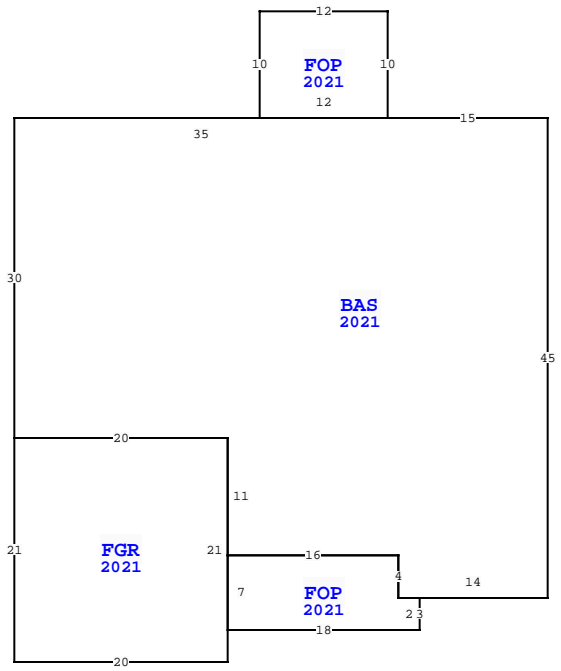
2025

30-2N-28-0152-0075-0000



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/LAMTM	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	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	1,886	100	2021
FGR	420	55	2021
FOP	118	30	2021
FOP	120	30	2021
TOTALS	2,544		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,188	113.3958	113.40	248,119	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022 Heated Area: 1886 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		245,638	
TOTAL MARKET OB/XF VALUE		3,781	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		334,419	
SOH/AGL Deduction		40,933	
ASSESSED VALUE		293,486	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		242,764	
TOTAL JUST VALUE		334,419	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		313,315	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2109154	CO ISSUED	0	01/05/2022
B2109154	NEW CONSTR	272,613	07/14/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2527/0163	12/30/2021	WD Q	Q	I	01	390,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CESARE RAYMOND CHAR						
2468/1408	6/04/2021	WD U	V	30		496,000
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	652.00	SF	5.20	5.20	100	2021	2021	3	99	3,356	
2	0810	CONCRETE A	0	100	0	66.00	SF	6.50	6.50	100	2021	2021	3	99	425	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] W15 FOP=[YR=2021] N10 W12 S10 E12\$ W35 S30 FGR=[YR=2021] S21 E20 N21 W20\$ E20 S11 FOP=[YR=2021] S7 E18 N3 W2 N4 W16\$ E16 S4 E14 N45\$.	

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	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							