

LOT 76
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

ALLEN JENNIFER A/GOLDENBERG JENNA M
95357 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

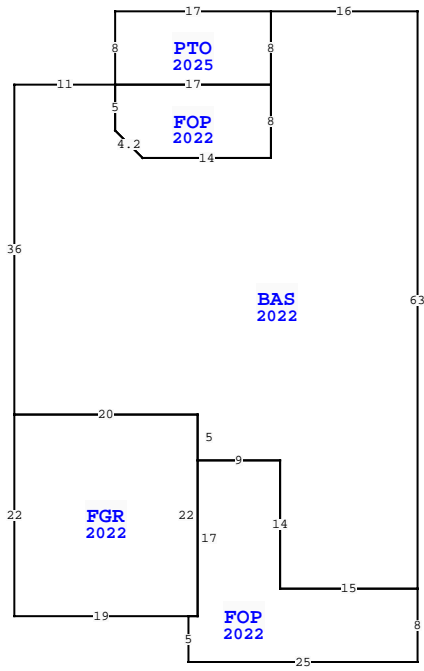
2025

30-2N-28-0152-0076-0000



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	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	1,911	100	2022
FGR	440	55	2022
FOP	132	30	2022
FOP	323	30	2022
PTO	136	5	2025
TOTALS	2,942		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 0%	- 2025									
				Heated Area:	1911			HX Base Yr				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			257,280
TOTAL MARKET OB/XF VALUE			3,933
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			346,213
SOH/AGL Deduction			0
ASSESSED VALUE			346,213
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			346,213
TOTAL JUST VALUE			346,213
NCON VALUE			784
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			323,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2113476	NEW CONSTR	314,905	10/04/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/1678	1/19/2024	WD Q	Q	I	01	450,000
GRANTOR: BIDDULPH ALISON JANE						
GRANTEE: ALLEN JENNIFER A						
2560/0738	4/28/2022	WD Q	Q	I	01	426,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BIDDULPH ALISON JAN						

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							
1	0811	CONCRETE B	0	0	0	0		764.00	SF	5.20		5.20	100	2022	2022	3	99	3,933	

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

BUILDING DIMENSIONS			
BAS=[YR=2022;ORIG=0,0] W16 S8 S8 W14 U3L3 N5 W11 S36 E20 S5 E9 S14 E15 N63 \$			
FGR=[YR=2022;ORIG=-44,44] S22 E19 E1 N22 W20 \$			
FOP=[YR=2022;ORIG=-25,66] S5 E25 N8 W15 N14 W9 S17 W1 \$			
FOP=[YR=2022;ORIG=-16,8] W17 S5 D3R3 E14 N8 \$			
PTO=[YR=2025;ORIG=-16,0] W17 S8 E17 N8 \$			

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000								