

LOT 78
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

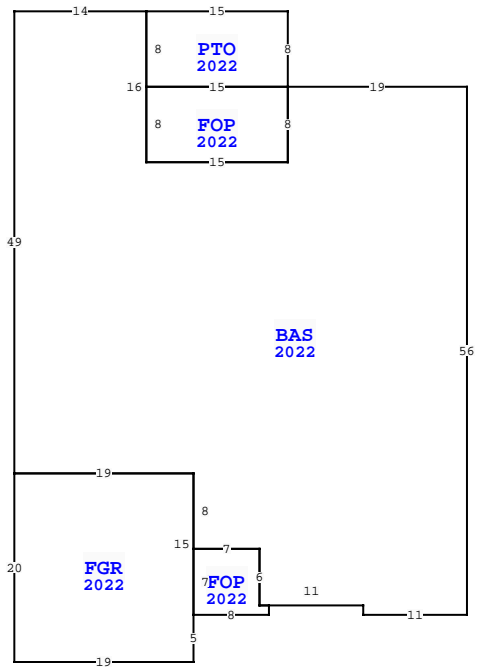
ALCALA RAFAEL & ALYSSON
95341 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0078-0000

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	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	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	2,335	100	2022
FGR	380	55	2022
FOP	50	30	2022
FOP	120	30	2022
PTO	120	5	2022
TOTALS	3,005		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,601	119.7504	119.75	311,470	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2025 Heated Area: 2335 HX Base Yr 2025											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			309,913
TOTAL MARKET OB/XF VALUE			3,607
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			398,520
SOH/AGL Deduction			90,332
ASSESSED VALUE			308,188
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			252,466
TOTAL JUST VALUE			398,520
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			374,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016316	NEW CONSTR	376,397	11/23/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2698/1104	3/07/2024	WD Q	Q	I	01	490,000
GRANTOR: LANE DARRELL STEVEN J						
GRANTEE: ALCALA RAFAEL & ALY						
2609/1094	12/08/2022	WD Q	Q	I	01	425,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LANE DARRELL STEVEN						

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	2022	2022	3	99	3,356	
2	0810	CONCRETE A	0	100	0	39.00	SF	6.50	6.50	100	2022	2022	3	99	251	

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

BUILDING DIMENSIONS			
BAS=[YR=2022] W19 PTO=[YR=2022] N8 W15 S8 FOP=[YR=2022] S8 E15 N8 W15\$ E15\$ S8 W15 N16 W14 S49 FGR=[YR=2022] S20 E19 N5 FOP=[YR=2022] E8 N1 W1 N6 W7 S7\$ N15 W19\$ E19 S8 E7 S6 E11 S1 E11 N56\$.			

LAND DESCRIPTION																								
TOTAL OB/XF 3,607																								
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	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							