

LOT 80
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

OLIVEIRA SANDRO DA SILVA & ANA MARIA LOBO
95317 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

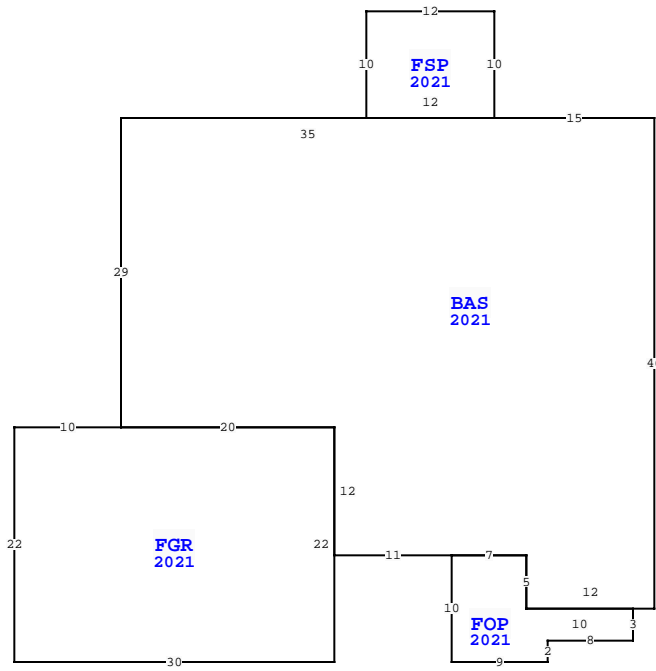
2025

30-2N-28-0152-0080-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
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	1,870	100	2021
FGR	660	55	2021
FOP	104	30	2021
FSP	120	40	2021
TOTALS	2,754		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,312	121.5249	121.52	280,954	2021	2021	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2022 Heated Area: 1870 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			276,740
TOTAL MARKET OB/XF VALUE			8,121
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			369,861
SOH/AGL Deduction			45,792
ASSESSED VALUE			324,069
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			273,347
TOTAL JUST VALUE			369,861
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			347,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011602	CO ISSUED	0	04/01/2021
B2011602	NEW CONSTR	267,359	11/23/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2449/1279	3/31/2021	WD Q	Q	I	01	306,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: OLIVEIRA SANDRO DA						
2421/1820	12/30/2020	WD U	V	V	30	210,000
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
1	0811	CONCRETE B	0	100	0	913.00	SF	5.20	5.20	100	2021
2	0476	VF 6 SBPL	0	100	0	102.00	LF	32.00	32.00	100	2021
3	0470	VVNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2021

TOTAL OB/XF												8,121
BLD DATE	03/03/2023	NW	LGL DATE	04/23/2025	MLU							
XF DATE			LAND DATE									
INC DATE			AG DATE									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W15 FSP=[YR=2021] N10 W12 S10 E12\$ W35 S29											
FGR=[YR=2021] W10 S22 E30 N22 W20\$ E20 S12 E11 FOP=[YR=2021] S10 E9 N2 E8 N3 W10 N5 W7\$ E7 S5 E12 N46\$.											

LAND DESCRIPTION												TOTAL OB/XF												8,121
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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							