

LOT 85  
AMELIA CONCOURSE PH 3 UNIT C  
OR 2369/448

GRECO MIEKE ANNA & JOHN V  
95269 CORNFLOWER DRIVE  
FERNANDINA BEACH, FL 32034

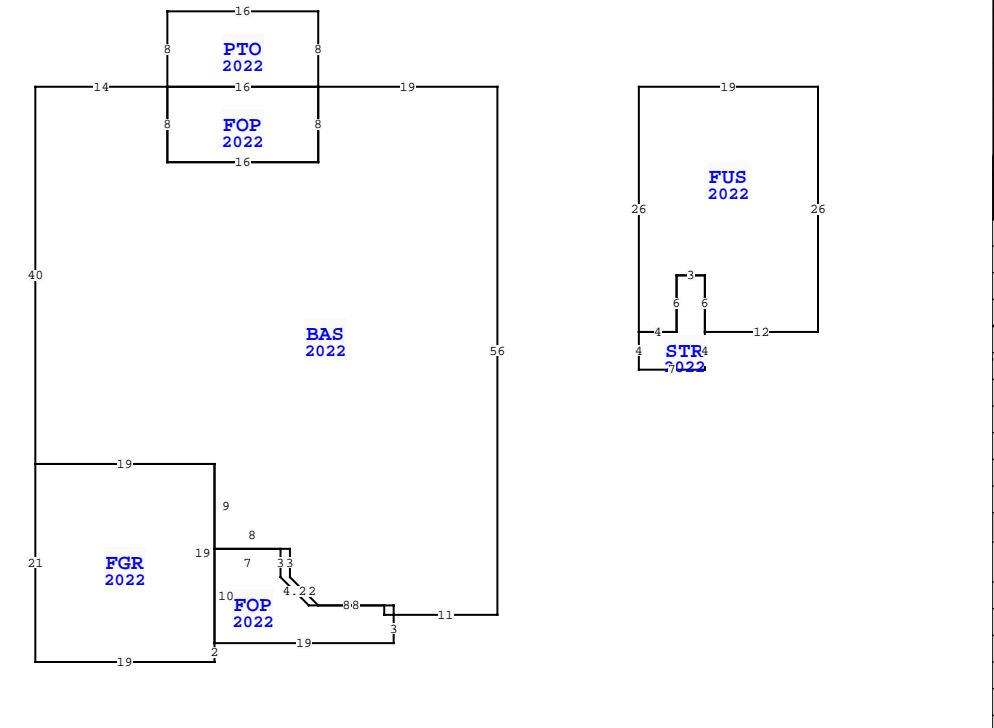
2025

30-2N-28-0152-0085-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,022	105.4872	105.49	318,791	2022	2022	0	0	0.50	99.50	



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
BAS	2,241	100
FGR	399	55
FOP	122	30
FOP	128	30
FUS	476	100
PTO	128	5
STR	46	10
TOTALS	3,540	

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

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
1	0811	CONCRETE B	0	100	0	663.00	SF	5.20	5.20	100	2022	2022
2	0810	CONCRETE A	0	100	0	33.00	SF	6.50	6.50	100	2022	2022

TOTAL OB/XF												
3,625												

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
1	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00	LT		1.00

UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
85,000.00	85,000.00	85,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			317,197
TOTAL MARKET OB/XF VALUE			3,625
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			405,822
SOH/AGL Deduction			17,531
ASSESSED VALUE			388,291
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			337,569
TOTAL JUST VALUE			405,822
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			381,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015147	NEW CONSTR	431,691	11/02/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2611/1386	1/04/2023	WD	U	I	11	100

GRANTEE: DREAM AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						
2605/0007	11/07/2022	WD	U	V	30	100,000
GRANTEE: DREAM AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES												
BAS=[YR=2022] W19 PTO=[YR=2022] N8 W16 S8 FOP=[YR=2022] S8 E16 N8 W16\$ E16\$ S8 W16 N8 W14 S40 FGR=[YR=2022] S21 E19 N2 FOP=[YR=2022] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10\$ N19 W19\$ E19 S9 E8 S3 D3 R3 E8 S1 E11 N56\$ PTR=E15 FUS=[YR=2022] E19 S26 W12 STR=[YR=2022] S4 W7 N4 E4 N6 E3 S6\$ N6 W3 S6 W4 N26\$ W15\$.												