

LOT 87
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

BOYETTE AUSTIN SETH & CASSIE M
95253 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

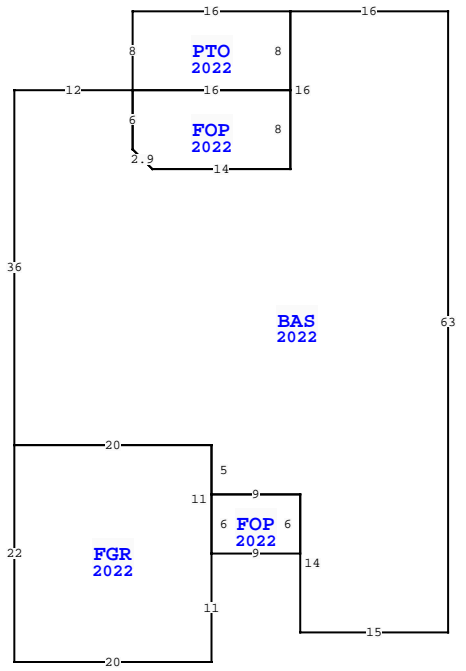
2025

30-2N-28-0152-0087-0000



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		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	1,916	100	2022
FGR	440	55	2022
FOP	54	30	2022
FOP	126	30	2022
PTO	128	5	2022
TOTALS	2,664		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,218	119.1582	119.16	264,297	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 1916 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			262,976
TOTAL MARKET OB/XF VALUE			3,818
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			351,794
SOH/AGL Deduction			15,411
ASSESSED VALUE			336,383
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			285,661
TOTAL JUST VALUE			351,794
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			329,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000558	NEW CONSTR	318,558	01/10/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/0800	9/30/2022	WD	Q	I	01	410,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BOYETTE AUSTIN SETH						
2540/0398	2/16/2022	WD	U	V	30	800,000
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	663.00	SF	5.20	5.20	100	2022	2022	3	99	3,413	
2	0810	CONCRETE A	0	100	0	63.00	SF	6.50	6.50	100	2022	2022	3	99	405	

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

BUILDING DIMENSIONS			
BAS=[YR=2022] W16 PTO=[YR=2022] W16 S8 FOP=[YR=2022] S6 D2 R2 E14 N8 W16\$ E16 N8\$ S16 W14 U2 L2 N6 W12 S36 FGR=[YR=2022] S22 E20 N11 FOP=[YR=2022] E9 N6 W9 S6\$ N11 W20\$ E20 S5 E9 S14 E15 N63\$.			

LAND DESCRIPTION																								
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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							