

LOT 89  
AMELIA CONCOURSE PH 3 UNIT C  
OR 2369/448

BARKER BRYNN R & JASON B  
95237 CORNFLOWER DR  
FERNANDINA BEACH, FL 32034

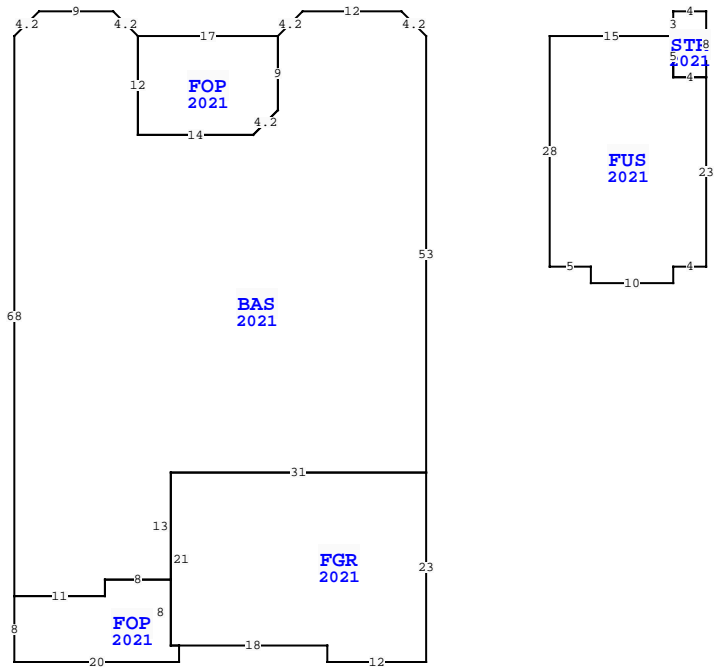
2025

30-2N-28-0152-0089-0000



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 Floo	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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	2,801	100	2021
FGR	675	55	2021
FOP	170	30	2021
FOP	200	30	2021
FUS	532	100	2021
STR	32	10	2021
TOTALS	4,410		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1		3,818	115.2900	115.29	440,177	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022 Heated Area: 3333 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			435,775
TOTAL MARKET OB/XF VALUE			6,757
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			527,532
SOH/AGL Deduction			62,135
ASSESSED VALUE			465,397
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			414,675
TOTAL JUST VALUE			527,532
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			497,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2100051	CO ISSUED	0	07/23/2021
B2109313	GLASS SHOWER ENCL	7,500	07/16/2021
B2100051	NEW CONSTR	453,424	01/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2482/0629	7/23/2021	WD Q	Q	I	01	427,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BARKER BRYNN R & JA						
2476/0369	6/30/2021	WD U	V	11		100
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	0810	CONCRETE A	0	100	0	1,050.00	SF	6.50	6.50	100	2021	2021	3	99	6,757	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] U3 L3 W12 D3 L3 FOP=[YR=2021] W17 S12 E14 U3 R3 N9\$ S9 D3 L3 W14 N12 U3 L3 W9 D3 L3 S68 FOP=[YR=2021] S8 E20 N2 FGR=[YR=2021] E18 S2 E12 N23 W31 S21 E1\$ W1 N8 W8 S2 W11\$ E11 N2 E8 N13 E31 N53\$ PTR=E15 FUS=[YR=2021] E15 STR=[YR=2021] N3 E4 S8 W4 N5\$ S5 E4 S23 W4 S2 W10 N2 W5 N28\$ W15\$.	

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