

LOT 90  
AMELIA CONCOURSE PH 3 UNIT B  
OR 2365/1256

HALL FRANCIS C/VITELLA DEBRA A  
95223 CORNFLOWER DRIVE  
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0090-0000



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	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
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	2,500	100	2022
FGR	593	55	2022
FOP	65	30	2022
FOP	221	30	2022
TOTALS	3,379		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,912	105.6090	105.61	307,536	2022	2022	0	0	0.50	99.50

1 SINGLE FAM - 0% - 2023 Heated Area: 2500 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			305,998
TOTAL MARKET OB/XF VALUE			4,324
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			395,322
SOH/AGL Deduction			0
ASSESSED VALUE			395,322
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			395,322
TOTAL JUST VALUE			395,322
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			371,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2111059	NEW CONSTR	363,584	08/20/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2544/0332	2/25/2022	WD Q	Q	I	01	421,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HALL FRANCIS C & DE						
2473/1333	6/24/2021	WD U	V	30		496,000
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	0812	CONCRETE C	0	0	0	1,092.00	SF	4.00	4.00	100	2022	2022	3	99	4,324	

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

BUILDING DIMENSIONS														
BAS=[YR=2022] W16 FOP=[YR=2022] W17 S13 E17 N13 S13 W17 N13 W17 S48 FGR=[YR=2022] S21 E10 N2 E18 FOP=[YR=2022] S1 E9 N1 W1 N8 W7 S8 W1 S1 E1 N20 W22 S1 W7 S E7 N1 E22 S12 E7 S8 E14 N67 S.														

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