

LOT 94
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

DENIO MICHAEL J
95191 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

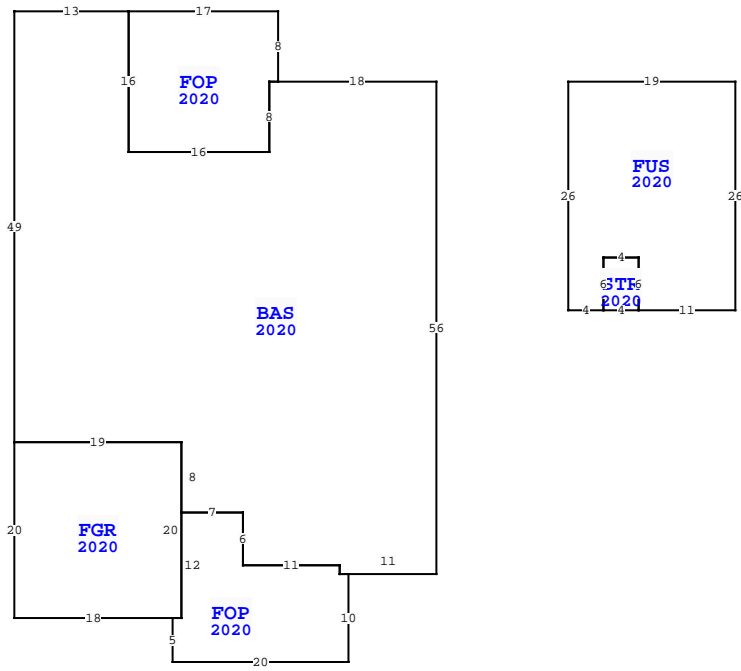
2025

30-2N-28-0152-0094-0000



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | HARDIE BRD | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 11 | CLAY TILE | 50 |
| Interior Floo | 14 | CARPET | 50 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 6 | 100 |
| Bathrooms | | 4 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1.5 | 1.5 | 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 | 2,319 | 100 | 2020 |
| FGR | 380 | 55 | 2020 |
| FOP | 255 | 30 | 2020 |
| FOP | 264 | 30 | 2020 |
| FUS | 470 | 100 | 2020 |
| STR | 24 | 10 | 2020 |
| TOTALS | 3,712 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 3,155 | 116.4030 | 116.40 | 367,242 | 2020 | 2020 | 0 | 0 | 1.50 | 98.50 |
| 1 SINGLE FAM - 100% - 2021 Heated Area: 2789 HX Base Yr 2021 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 361,733 |
| TOTAL MARKET OB/XF VALUE | | | 3,895 |
| TOTAL LAND VALUE - MARKET | | | 85,000 |
| TOTAL MARKET VALUE | | | 450,628 |
| SOH/AGL Deduction | | | 124,613 |
| ASSESSED VALUE | | | 326,015 |
| TOTAL EXEMPTION VALUE | HX HB WR | | 55,722 |
| BASE TAXABLE VALUE | | | 270,293 |
| TOTAL JUST VALUE | | | 450,628 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 424,325 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| C2006196 | CO ISSUED | 0 | 11/25/2020 |
| B2006196 | NEW CONSTR | 372,476 | 07/16/2020 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2412/0524 | 11/25/2020 | WD Q | Q | I | 01 | 332,700 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: DENIO MICHAEL J & J | | | | | | |
| 2389/0024 | 8/31/2020 | WD U | V | | 30 | 560,000 |
| 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 | 0810 | CONCRETE A | 0 | 100 | 7 | 3 | | | 6.50 | 100 | 2020 | 2020 | 3 | 98 | 134 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | | | 5.20 | 100 | 2020 | 2020 | 3 | 98 | 3,761 | |
| TOTAL OB/XF 3,895 | | | | | | | | | | | | | | | | |

| 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=2020] W18 FOP=[YR=2020] N8 W17 S16 E16 N8 E15 W1 S8 W16 N16 W13 S49 FGR=[YR=2020] S20 E18 FOP=[YR=2020] S5 E20 N10 W1 N1 W11 N6 W7 S12 W15 E1 N20 W19 S E19 S8 E7 S6 E11 S1 E11 N56 PTR= E15 FUS=[YR=2020] E19 S26 W11 STR=[YR=2020] W4 N6 E4 S6 S N6 W4 S6 W4 N26 S W15 S. | |

| LAND DESCRIPTION | | TOTAL OB/XF 3,895 | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-------------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 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 | | | | | | | |