

LOT 97
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

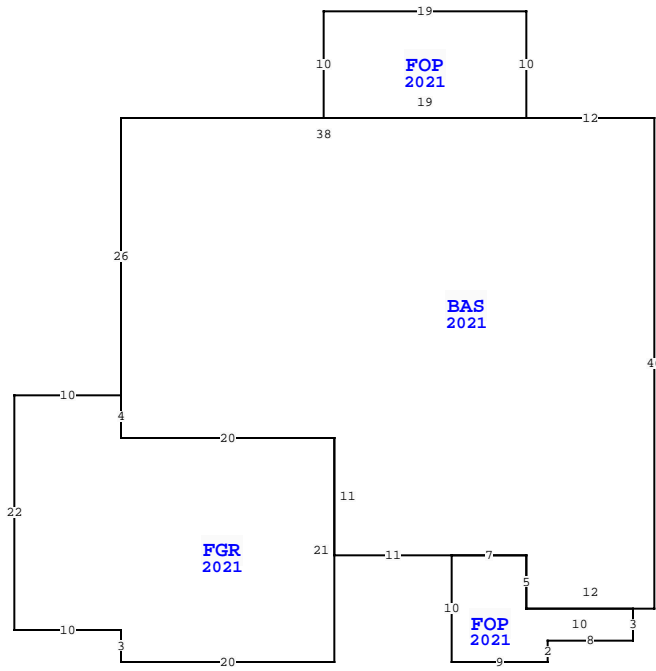
GAROFALO LOUIS R & LAURIE H LIVING TRUST/GAROFALO
95167 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0097-0000

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	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	1,890	100	2021
FGR	640	55	2021
FOP	104	30	2021
FOP	190	30	2021
TOTALS	2,824		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,330	113.6016	113.60	264,688	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022 Heated Area: 1890 HX Base Yr 2022											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		262,041	
TOTAL MARKET OB/XF VALUE		61,179	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		408,220	
SOH/AGL Deduction		67,067	
ASSESSED VALUE		341,153	
TOTAL EXEMPTION VALUE		HX HB VX VP 255,524	
BASE TAXABLE VALUE		85,629	
TOTAL JUST VALUE		408,220	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		388,045	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015811	ADDITION	6,960	11/15/2021
B2111902	SWIM POOL	6,000	09/07/2021
C2010933	CO ISSUED	0	03/31/2021
B2010933	NEW CONSTR	269,120	11/09/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2694/294	8/20/2023	SW U		I	11	100
GRANTOR: GAROFALO LOUIS R & LA						
GRANTEE: GAROFALO LOUIS R &						
2662/630	8/20/2023	SW U		I	11	100
GRANTOR: GAROFALO LOUIS R & LA						
GRANTEE: GAROFALO LOUIS R &						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
2	0812	CONCRETE C	0	100	0	0	976.00	SF	4.00	4.00	100	2021	2021	3	99	3,865	
3	0911	SCRN RM A	0	100	0	0	827.00	SF	17.50	17.50	100	2022	2022	3	93	13,459	
4	0861	POOL GUNIT	0	100	0	0	358.00	SF	85.00	85.00	100	2022	2022	3	95	28,909	
5	0855	CONC PAVER	0	100	0	0	469.00	SF	10.00	10.00	100	2022	2022	3	99	4,643	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860	
7	0476	VF 6 SBPL	0	100	0	0	140.00	LF	32.00	32.00	100	2022	2022	3	98	4,390	
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	
TOTALS															61,179		

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	% 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							