

LOT 98
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

GOODALL GIGI & GRANT
95151 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0098-0000

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 70	
Interior Floo	14	CARPET 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
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	1,909	100	2021
FGR	420	55	2021
FOP	48	30	2021
FOP	224	30	2021
FUS	376	100	2021
STR	56	10	2021
TOTALS	3,033		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,603	120.0528	120.05	312,490	2021	2021	0	0	1.00	99.00

1 SINGLE FAM - 100% - 2022 Heated Area: 2285 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			309,365
TOTAL MARKET OB/XF VALUE			53,106
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			447,471
SOH/AGL Deduction			44,788
ASSESSED VALUE			402,683
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			351,961
TOTAL JUST VALUE			447,471
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			425,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014399	ADDITION	30,220	09/21/2022
22007769	SWIM POOL	80,658	05/18/2022
C2100052	CO ISSUED	0	07/13/2021
B2100052	NEW CONSTR	310,914	01/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2783/1340	4/18/2025	WD Q	Q	I	01	546,000
GRANTOR: ALBERT JEFFREY D						
GRANTEE: GOODALL GIGI & GRAN						
2479/1308	7/13/2021	WD Q	Q	I	01	364,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ALBERT JEFFREY D &						

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	100	0	0	671.00	SF	4.00	4.00	100	2021	2021	3	99	2,657	
2	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	100	2021	2021	3	96	4,792	
3	0462	ST/AL FNC	0	100	0	0	1.00	SF	10.00	10.00	100	2021	2021	3	93	9	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	
5	0462	ST/AL FNC	0	100	72	0	288.00	SF	10.00	10.00	100	2021	2021	3	93	2,678	
6	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00	85.00	100	2022	2022	3	95	23,256	
7	0911	SCRN RM A	0	100	0	0	780.00	SF	17.50	17.50	100	2022	2022	3	93	12,695	
8	0855	CONC PAVR	0	100	0	0	492.00	SF	10.00	10.00	100	2022	2022	3	99	4,871	
9	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860	

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

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2021] W24 FOP=[YR=2021] W16 S14 E16 N14\$ S14 W16 S43														
E11 FOP=[YR=2021] S6 E8 FGR=[YR=2021] S7 E21 N20 W21 S13\$ N6														
W8\$ E8 N7 E21 N50\$ PTR=E15 STR=[YR=2021] E10 FUS=[YR=2021]														
E14 S20 W20 N16 E6 N4\$ S4 W6 S4 W4 N8\$ 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	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							