

LOT 104
 AMELIA CONCOURSE PH 3 UNIT B
 OR 2365/1256

PADIN BERNARD/LASALLE MARICARMEN R
 95082 CORNFLOWER DR
 FERNANDINA BEACH, FL 32034

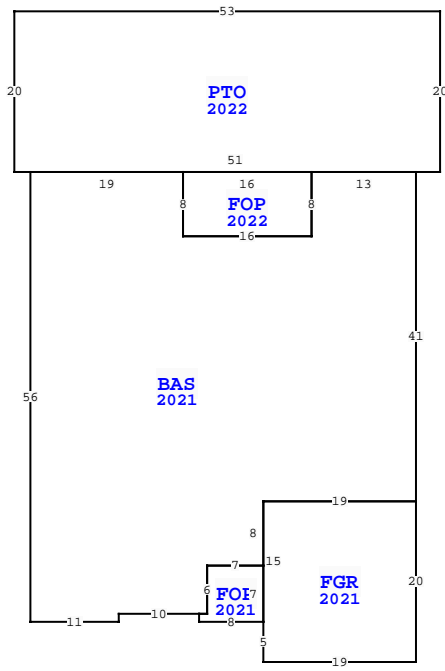
2025

30-2N-28-0152-0104-0000



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	2,215	100	2021
FGR	380	55	2021
FOP	50	30	2021
FOP	128	30	2022
PTO	1,060	5	2022
TOTALS	3,833		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,530	109.2672	109.27	276,453	2021	2021	0	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022 Heated Area: 2215 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			273,688
TOTAL MARKET OB/XF VALUE			19,835
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			378,523
SOH/AGL Deduction			36,095
ASSESSED VALUE			342,428
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			291,706
TOTAL JUST VALUE			378,523
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			356,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016618	ADDITION	29,341	12/01/2021
B2102658	CO ISSUED	0	09/03/2021
B2102658	NEW CONSTR	296,830	03/15/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2495/0137	9/02/2021	WD Q	Q	I	01	413,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PADIN BERNARD & MAR						
2439/1606	3/03/2021	WD U	V		30	770,000
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	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2021	2021	3	99	4,211	
2	0911	SCRN RM A	0	100	43	20		17.50	17.50	100	2022	2022	3	93	15,624	

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

BUILDING DIMENSIONS			
PTO=[YR=2022] W53 S20 E2 BAS=[YR=2021] S56 E11 N1 E10			
FOP=[YR=2021] S1 E8 FGR=[YR=2021] S5 E19 N20 W19 S15 N7 W7 S6			
W1 S E1 N6 E7 N8 E19 N41 W13 FOP=[YR=2022] W16 S8 E16 N8 S8			
W16 N8 W19 S E51 N20 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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000								