

LOT 106
 AMELIA CONCOURSE PH 3 UNIT B
 OR 2365/1256

NORBERG CHRISTOPHER & KRISTEN
 95098 CORNFLOWER DR
 FERNANDINA BEACH, FL 32034

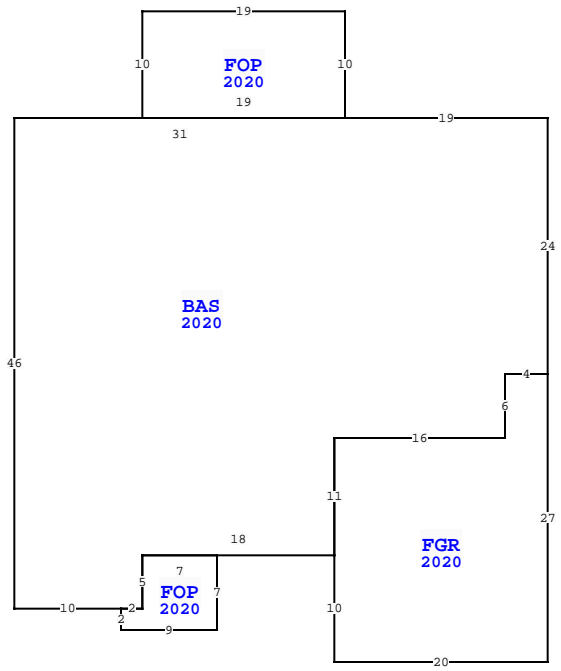
2025

30-2N-28-0152-0106-0000



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	11	CLAY TILE	50
Interior Floor	14	CARPET	50
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	1,866	100	2020
FGR	444	55	2020
FOP	53	30	2020
FOP	190	30	2020
TOTALS	2,553		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,183	118.8495	118.85	259,450	2020	2020	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2021 Heated Area: 1866 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			255,558
TOTAL MARKET OB/XF VALUE			3,936
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			344,494
SOH/AGL Deduction			100,405
ASSESSED VALUE			244,089
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			193,367
TOTAL JUST VALUE			344,494
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			322,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006541	CO ISSUED	0	11/20/2020
B2006541	NEW CONSTR	256,164	07/27/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2410/1948	11/19/2020	WD Q	Q	I	01	258,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: NORBERG CHRISTOPHER						
2389/0024	8/31/2020	WD U	V	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	22	3		6.50	6.50	100	2020	2020	3	98	420	
2	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2020	2020	3	98	3,516	

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

BUILDING DIMENSIONS														
BAS=[YR=2020] W19 FOP=[YR=2020] N10 W19 S10 E19\$ W31 S46 E10 FOP=[YR=2020] S2 E9 N7 W7 S5 W2\$ E2 N5 E18 FGR=[YR=2020] S10 E20 N27 W4 S6 W16 S11\$ N11 E16 N6 E4 N24\$.														

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							