

LOT 107  
 AMELIA CONCOURSE PH 3 UNIT B  
 OR 2365/1256

PERRIN TIMOTHY D & CARROL L  
 95106 CORNFLOWER DR  
 FERNANDINA BEACH, FL 32034

2025

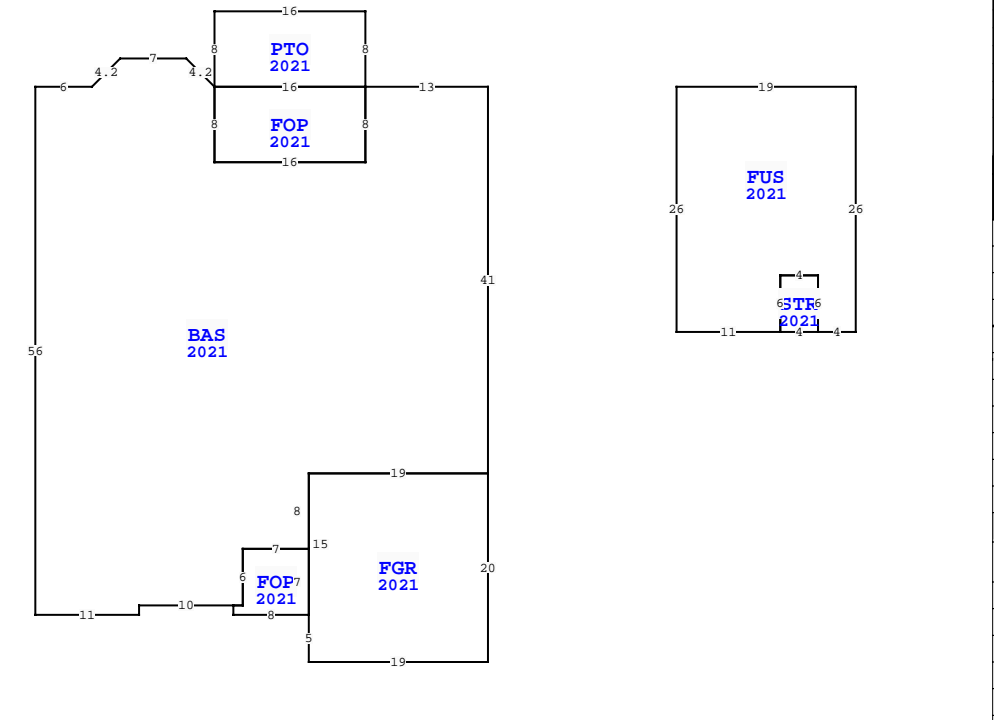
30-2N-28-0152-0107-0000



BUILDING CHARACTERISTICS	
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	13 LVT/LAMTM 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	0 0 100
Units	0 0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,985	107.5830	107.58	321,126	2021	2021	0	0	0	99.00	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		317,915
TOTAL MARKET OB/XF VALUE		5,934
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		408,849
SOH/AGL Deduction		47,055
ASSESSED VALUE		361,794
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		311,072
TOTAL JUST VALUE		408,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,476

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,245	100	2021	2,245	239,102
FGR	380	55	2021	209	22,259
FOP	50	30	2021	15	1,598
FOP	128	30	2021	38	4,047
FUS	470	100	2021	470	50,057
PTO	128	5	2021	6	639
STR	24	10	2021	2	213
TOTALS	3,425			2,985	317,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2105193	CO ISSUED	0	10/27/2021
B2105193	NEW CONSTR	378,591	04/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2510/1756	10/29/2021	WD Q	Q	I	01	372,100

GRANTOR: DREAM FINDERS HOMES L  
 GRANTEE: PERRIN TIMOTHY DANI  
 2450/1162 4/07/2021 WD U V 30 280,000  
 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	768.00	SF	5.20	5.20	100	2021	2021	3	99	3,954	
2	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	

BLD DATE		03/03/2023	NW	LGL DATE	04/23/2025	MLU
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BUILDING NOTES	
BAS=[YR=2021] W13 PTO=[YR=2021] N8 W16 S8 FOP=[YR=2021] S8 E16 N8 W16\$ E16\$ S8 W16 N8 U3 L3 W7 D3 L3 W6 S56 E11 N1 E10 FOP=[YR=2021] S1 E8 FGR=[YR=2021] S5 E19 N20 W19 S15\$ N7 W7 S6 W1\$ E1 N6 E7 N8 E19 N41\$ PTR=E20 FUS=[YR=2021] E19 S26 W4 STR=[YR=2021] W4 N6 E4 S6\$ N6 W4 S6 W11 N26\$ W20\$.	

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	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							