

LOT 108  
 AMELIA CONCOURSE PH 3 UNIT B  
 OR 2365/1256

BUCKLAND STEVEN & KARA  
 95114 CORNFLOWER DRIVE  
 FERNANDINA BEACH, FL 32034

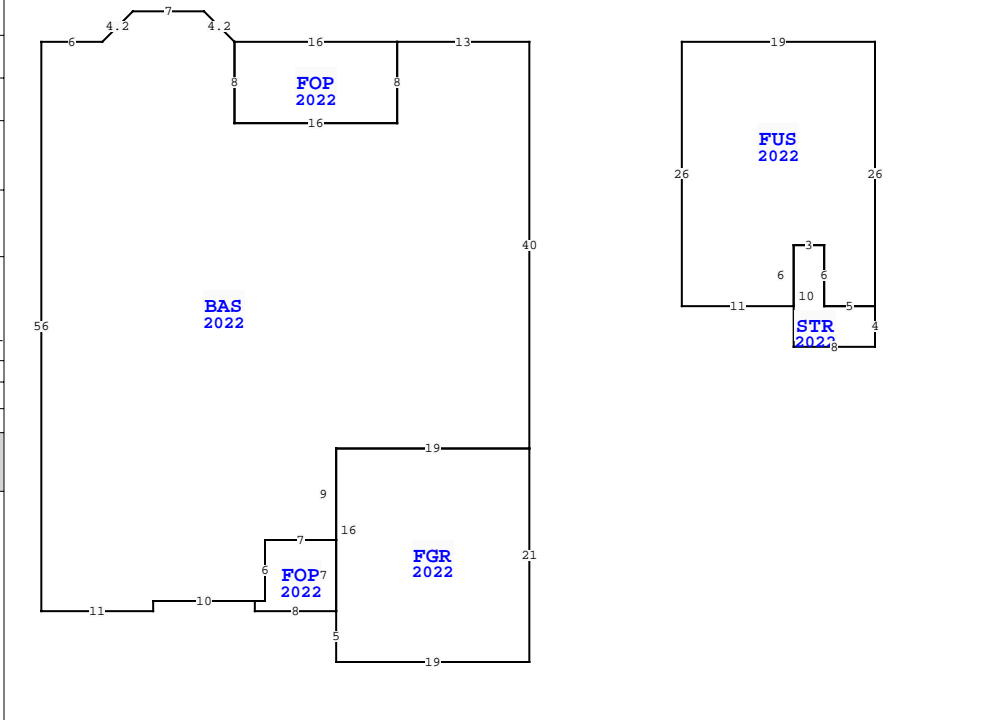
2025

30-2N-28-0152-0108-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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 60
Interior Floo	14	CARPET 40
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,979	115.2816	115.28	343,419	2022	2022	0	0	0	0.50	99.50

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		341,702	
TOTAL MARKET OB/XF VALUE		3,650	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		420,352	
SOH/AGL Deduction		8,463	
ASSESSED VALUE		411,889	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		361,167	
TOTAL JUST VALUE		420,352	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		404,947	



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	2,226	100	2022	2,226	255,330
FGR	399	55	2022	219	25,120
FOP	50	30	2022	15	1,720
FOP	128	30	2022	38	4,359
FUS	476	100	2022	476	54,599
STR	50	10	2022	5	573
TOTALS	3,329			2,979	341,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015151	NEW CONSTR	430,952	11/02/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2565/0626	5/20/2022	WD Q	Q	I	01	507,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BUCKLAND STEVEN & K						
2516/1538	11/23/2021	WD U	V		30	240,000
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	664.00	SF	5.20	5.20	100	2022	2022	3	99	3,418	
2	0810	CONCRETE A	0	100	0	36.00	SF	6.50	6.50	100	2022	2022	3	99	232	

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	000135	C	RES NATURAL	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

BUILDING NOTES												
BAS=[YR=2022] W13 FOP=[YR=2022] W16 S8 E16 N8\$ S8 W16 N8 U3 L3 W7 D3 L3 W6 S56 E11 N1 E10 FOP=[YR=2022] S1 E8 FGR=[YR=2022] S5 E19 N21 W19 S16\$ N7 W7 S6 W1\$ E1 N6 E7 N9 E19 N40\$ PTR=E15 FUS=[YR=2022] E19 S26 STR=[YR=2022] S4 W8 N10 E3 S6 E5\$ W5 N6 W3 S6 W11 N26\$ W15\$.												

TOTAL OB/XF																								
													3,650											