

LOT 110
 AMELIA CONCOURSE PH 3 UNIT B
 OR 2365/1256

HILL JEFFREY ADAM/MADDOX KATHRYN POHLMAN
 95130 CORNFLOWER DRIVE
 FERNANDINA BEACH, FL 32034

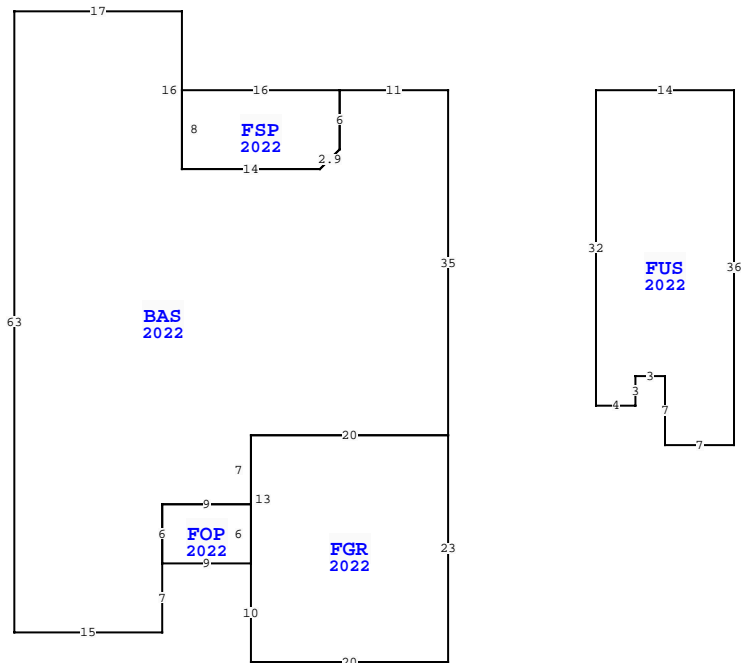
2025

30-2N-28-0152-0110-0000



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	13	LVT/LAMMT	100
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	1,913	100	2022
FGR	460	55	2022
FOP	54	30	2022
FSP	126	40	2022
FUS	467	100	2022
TOTALS	3,020		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,699	112.8960	112.90	304,717	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023											
Heated Area: 2380											
HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			303,193
TOTAL MARKET OB/XF VALUE			4,242
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			392,435
SOH/AGL Deduction			40,990
ASSESSED VALUE			351,445
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			300,723
TOTAL JUST VALUE			392,435
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			368,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008708	NEW CONSTR	338,518	09/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2562/1374	4/29/2022	WD Q	Q	I	01	461,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HILL JEFFREY ADAM &						
2473/1333	6/24/2021	WD U	V	30		496,000
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	824.00	SF	5.20	5.20	100	2022	2022	3	99	4,242	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W11 FSP=[YR=2022] W16 S8 E14 U2 R2 N6\$ S6 D2 L2 W14 N16 W17 S63 E15 N7 FOP=[YR=2022] E9 FGR=[YR=2022] S10 E20 N23 W20 S13\$ N6 W9 S6\$ N6 E9 N7 E20 N35\$ PTR=E15FUS=[YR=2022] E14 S36 W7 N7 W3 S3 W4 N32\$ 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	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							