

LOT 111  
 AMELIA CONCOURSE PH 3 UNIT B  
 OR 2365/1256

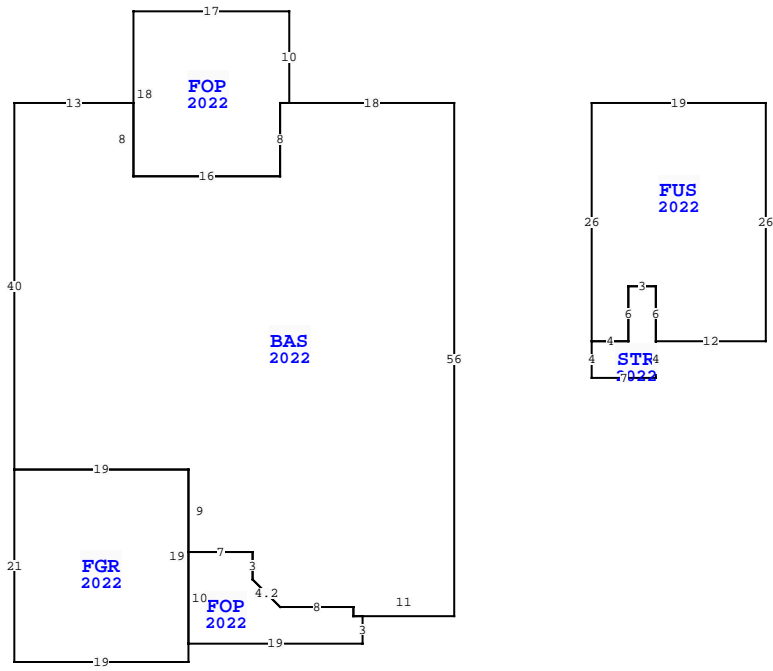
L'HEUREUX CONSTELLO DENSON  
 95138 CORNFLOWER DRIVE  
 FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0111-0000

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	60
Interior Floor	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.	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	2,192	100	2022
FGR	399	55	2022
FOP	122	30	2022
FOP	298	30	2022
FUS	476	100	2022
STR	46	10	2022
TOTALS	3,533		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,018	112.8288	112.83	340,521	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 2668 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			338,818
TOTAL MARKET OB/XF VALUE			3,169
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			416,987
SOH/AGL Deduction			8,381
ASSESSED VALUE			408,606
TOTAL EXEMPTION VALUE	13		408,606
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			416,987
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			401,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016783	NEW CONSTR	432,619	12/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/0145	6/30/2022	WD Q	Q	I	01	474,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: L'HEUREUX CONSTELLO						
2526/1743	1/04/2022	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	578.00	SF	5.20	5.20	100	2022	2022	3	99	2,976	
2	0810	CONCRETE A	0	100	0	30.00	SF	6.50	6.50	100	2022	2022	3	99	193	

BLD DATE		03/03/2023	NW	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2022] W18 FOP=[YR=2022] N10 W17 S18 E16 N8 E1\$ W1 S8 W16 N8 W13 S40 FGR=[YR=2022] S21 E19 N2 FOP=[YR=2022] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10\$ N19 W19\$ E19 S9 E7 S3 D3 R3 E8 S1 E11 N56\$ PTR= E15 FUS=[YR=2022] E19 S26 W12 STR=[YR=2022] S4 W7 N4 E4 N6 E3 S6\$ N6 W3 S6 W4 N26\$ 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	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							