

LOT 115  
 AMELIA CONCOURSE PH 3 UNIT B  
 OR 2365/1256

GODBEY TIMOTHY R & JESSICA L  
 95170 CORNFLOWER DR  
 FERNANDINA BEACH, FL 32034

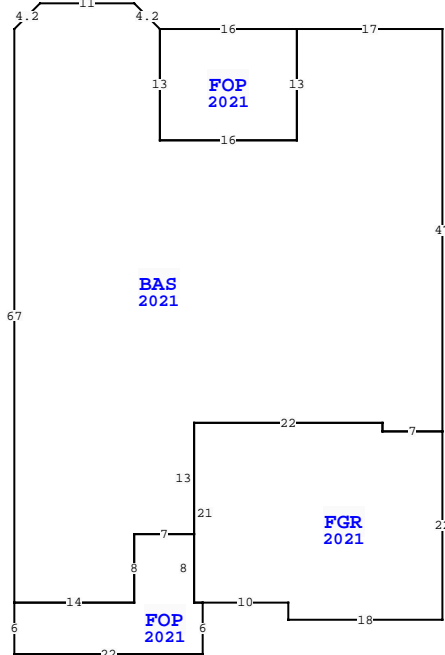
2025

30-2N-28-0152-0115-0000



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	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	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	2,526	100	2021
FGR	638	55	2021
FOP	188	30	2021
FOP	208	30	2021
TOTALS	3,560		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2022								
Heated Area: 2526						HX Base Yr 2022					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			321,915
TOTAL MARKET OB/XF VALUE			4,756
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			411,671
SOH/AGL Deduction			55,075
ASSESSED VALUE			356,596
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			300,874
TOTAL JUST VALUE			411,671
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			387,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107016	NEW CONSTR	506,938	05/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2511/1779	11/04/2021	WD Q	Q	I	02	407,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GODBEY TIMOTHY R &						
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	0812	CONCRETE C	0	100	0	0			4.00	100	2021	2021	3	99	4,756	

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

BUILDING DIMENSIONS														
BAS=[YR=2021] W17 FOP=[YR=2021] W16 S13 E16 N13\$ S13 W16 N13 U3 L3 W11 D3 L3 S67 FOP=[YR=2021] S6 E22 N6 FGR=[YR=2021] E10 S2 E18 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W14 \$ E14 N8 E7 N13 E22 S1 E7 N47\$ .														

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	DPHT 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							