

LOT 121
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

PLUNKETT GAVIN NEIL
95218 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0121-0000



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	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,866	100	2021	1,866	217,265
FGR	444	55	2021	244	28,410
FOP	104	30	2021	31	3,610
FOP	190	30	2021	57	6,637
TOTALS	2,604			2,198	255,922

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	704.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	234.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,198	117.6147	117.61	258,507	2021	2021	0	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022 Heated Area: 1866 HX Base Yr 2022												
BLD DATE	03/03/2023	NW	LGL DATE	04/23/2025	MLU							
XF DATE			LAND DATE									
INC DATE			AG DATE									

TOTAL OB/XF												
11,100												

TOTAL OB/XF												
11,100												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			255,922
TOTAL MARKET OB/XF VALUE			11,100
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			352,022
SOH/AGL Deduction			44,925
ASSESSED VALUE			307,097
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			256,375
TOTAL JUST VALUE			352,022
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			330,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011700	CO ISSUED	0	03/25/2021
B2011700	NEW CONSTR	257,870	11/25/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2476/0369	6/30/2021	WD	U	V	11
GRANTOR: DFC AMELIA CONCOURSE					
GRANTEE: DREAM FINDERS HOMES					
2449/1369	3/31/2021	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: PLUNKETT GAVIN NEIL					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W19 FOP=[YR=2021] N10 W19 S10 E19\$ W31 S46 E2 FOP=[YR=2021] S3 E8 S2 E9 N10 W7 S5 W10\$ E10 N5 E18 FGR=[YR=2021] S10 E20 N27 W4 S6 W16 S11\$ N11 E16 N6 E4 N24\$.									