LOT 126
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

PICKNEY GREGORY G & TERESA
P O BOX 142197
FAYETTEVILLE, GA 30214

2025

30-2N-28-0152-0126-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

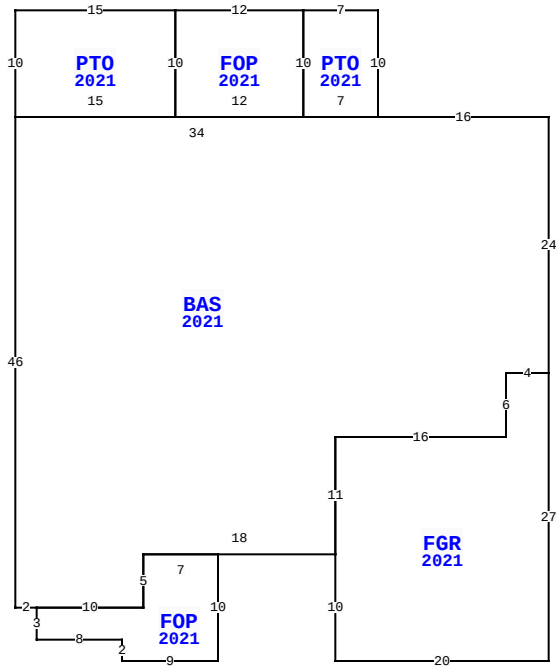
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,866	100	2021	1,866	208,045
FGR	444	55	2021	244	27,204
FOP	104	30	2021	31	3,456
FOP	120	30	2021	36	4,014
PTO	70	5	2021	4	446
PTO	150	5	2021	8	892
TOTALS	2,754			2,189	244,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,189	113.1900	113.19	247,773	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 1866 HX Base Yr



95258 CORNFLOWER DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	244,056
TOTAL MARKET OB/XF VALUE	3,485
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	332,541
SOH/AGL Deduction	0
ASSESSED VALUE	332,541
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	332,541
TOTAL JUST VALUE	332,541
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2102545	CO ISSUED	0	10/15/2021
B2102545	NEW CONSTR	256,526	03/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2510/0066	10/25/2021	WD	Q	I	01	286,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PICKNEY GREGORY G &						
2430/1055	2/01/2021	WD	U	V	30	980,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 PTO=[YR=2021] N10 W7 FOP=[YR=2021] W12
PTO=[YR=2021] W15 S10 E15 N10$ S10 E12 N10$ S10 E7$ W34 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$.

EXTRA FEATURES

LN	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	0	0	0	677.00	SF	5.20	5.20	100	2021	2021	3	99	3,485	

LAND DESCRIPTION

TOTAL OB/XF 3,485

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 12/01/2021 BY TWDJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS