LOT 132
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

HUYNH PHUC TRAN/TRAN MY VAN THT
96030 STONEY GLEN CT
YULEE, FL 32097

2025

30-2N-28-0152-0132-0000

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/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

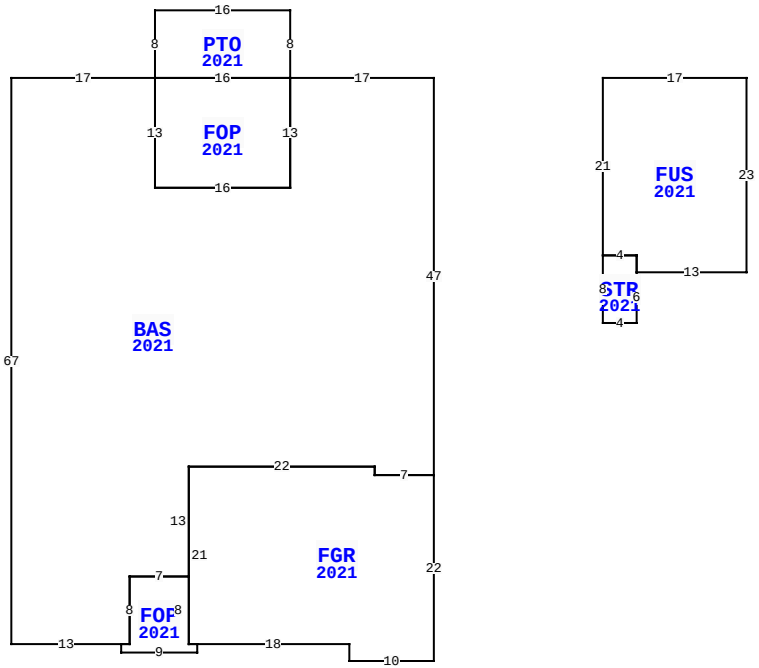
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100	2021	2,484	263,695
FGR	622	55	2021	342	36,306
FOP	65	30	2021	20	2,124
FOP	208	30	2021	62	6,582
FUS	383	100	2021	383	40,658
PTO	128	5	2021	6	637
STR	32	10	2021	3	319
TOTALS	3,922			3,300	350,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,300	107.2260	107.23	353,859	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 0 Heated Area: 2867 HX Base Yr



95306 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	350,320
TOTAL MARKET OB/XF VALUE	8,556
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	443,876
SOH/AGL Deduction	0
ASSESSED VALUE	443,876
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	443,876
TOTAL JUST VALUE	443,876
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	417,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006118	CO ISSUED	0	01/29/2021
B2006118	NEW CONSTR	387,788	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2465/0661	5/24/2021	WD	Q	I	01	427,000
GRANTOR: BRIDE PATRICK CONNOLL						
GRANTEE: HUYNH PHUC TRAN & M						
2431/1487	1/29/2021	WD	Q	I	01	348,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BRIDE PATRICK CONNO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 PTO=[YR=2021] N8 W16 S8 FOP=[YR=2021] S13 E16 N13 W16$ E16$ S13 W16 N13 W17 S67 E13 FOP=[YR=2021] S1 E9 N1 FGR=[YR=2021] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E22 S1 E7 N47$ PTR=E20 FUS=[YR=2021] E17 S23 W13 STR=[YR=2021] S6 W4 N8 E4 S2$ N2 W4 N21$ W20$.

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	1,013.00	SF	5.20	5.20	100	2021	2021	3	99	5,215	
2	0476	VF 6 SBPL	0	0	0	0	90.00	LF	32.00	32.00	100	2021	2021	3	96	2,765	
3	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576	

LAND DESCRIPTION

TOTAL OB/XF 8,556

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 11/19/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS