

LOT 136
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

TAYLOR ALFRED O JR/SHARPLES PATRICIA JEAN
95338 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

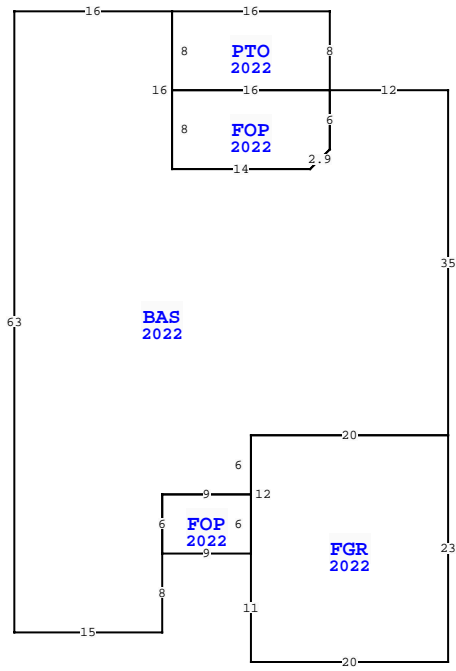
2025

30-2N-28-0152-0136-0000



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	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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
BAS	1,896	100	2022
FGR	460	55	2022
FOP	54	30	2022
FOP	126	30	2022
PTO	128	5	2022
TOTALS	2,664		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,209	112.3668	112.37	248,225	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2025 Heated Area: 1896 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			246,984
TOTAL MARKET OB/XF VALUE			3,749
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			335,733
SOH/AGL Deduction			33,875
ASSESSED VALUE			301,858
TOTAL EXEMPTION VALUE	13		301,858
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			335,733
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			314,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013479	NEW CONSTR	0	10/04/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/1	2/29/2024	WD Q	Q	I	01	419,000
GRANTOR: O'DELL SHARON & CHARL						
GRANTEE: TAYLOR ALFRED O JR						
2552/1804	3/29/2022	WD Q	Q	I	02	419,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: O'DELL SHARON & CHA						

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	672.00	SF	5.20	5.20	100	2022	2022	3	99	3,459	
2	0810	CONCRETE A	0	100	0	45.00	SF	6.50	6.50	100	2022	2022	3	99	290	

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

BUILDING NOTES	
BAS=[YR=2022] W12 PTO=[YR=2022] N8 W16 S8 FOP=[YR=2022] S8 E14 U2 R2 N6 W16\$ E16\$ S6 D2 L2 W14 N16 W16 S63 E15 N8 FOP=[YR=2022] E9 FGR=[YR=2022] S11 E20 N23 W20 S12\$ N6 W9 S6\$ N6 E9 N6 E20 N35\$.	

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	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							