

LOT 159  
AMELIA CONCOURSE PH 3 UNIT A  
OR 2365/1252

TAYLOR DONALD R JR  
3505 SONG SPARROW DRIVE  
WAKE FOREST, NC 27587

2025

30-2N-28-0152-0159-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structure           | 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                 |    | 4 100          |
| Bathrooms                |    | 3 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 2. 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       | 2,215            | 100         | 2022 | 2,215        | 239,721              |
| FGR       | 380              | 55          | 2022 | 209          | 22,619               |
| FOP       | 50               | 30          | 2022 | 15           | 1,624                |
| FOP       | 128              | 30          | 2022 | 38           | 4,112                |
| FUS       | 470              | 100         | 2022 | 470          | 50,866               |
| PTO       | 128              | 5           | 2022 | 6            | 650                  |
| STR       | 24               | 10          | 2022 | 2            | 217                  |
| TOTALS    | 3,395            |             |      | 2,955        | 319,808              |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |       |
|----------------|------------|-------------|-----|-----|---|---|--------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R |
| 1              | 0811       | CONCRETE B  | 0   | 0   | 0 | 0 | 658.00 | SF | 5.20  |
| 2              | 0810       | CONCRETE A  | 0   | 0   | 0 | 0 | 33.00  | SF | 6.50  |

| TYPE                                                  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|-------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 0100                                                  | 01  | 2,955     | 108.7674    | 108.77         | 321,415        | 2022 | 2022 | 0    | 0    | 0.50 | 99.50  |
| 1 SINGLE FAM - 0% - 2023 Heated Area: 2685 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |
|                                                       |     |           |             |                |                |      |      |      |      |      |        |
| 94902 WINDFLOWER TR, FERNANDINA BEACH                 |     |           |             |                |                |      |      |      |      |      |        |

|          |  |  |           |  |  |            |  |     |  |
|----------|--|--|-----------|--|--|------------|--|-----|--|
| BLD DATE |  |  | LGL DATE  |  |  | 04/23/2025 |  | MLU |  |
| XF DATE  |  |  | LAND DATE |  |  |            |  |     |  |
| INC DATE |  |  | AG DATE   |  |  |            |  |     |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             | TOTAL OB/XF |     |          |        |         |            |                |       |  |  | 3,599 |  |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|------------|----------------|-------|--|--|-------|--|
| 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 | LA VA |  |  |       |  |
| 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      |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |       |  |  |       |  |

| NASSAU COUNTY PROPERTY    |  |           |  | PAGE 1 of 1 | 4 |
|---------------------------|--|-----------|--|-------------|---|
| VALUATION SUMMARY         |  |           |  |             |   |
| VALUATION BY              |  | STANDARD  |  |             |   |
| Tax Group: 4              |  | Tax Dist: |  |             |   |
| BUILDING MARKET VALUE     |  | 319,808   |  |             |   |
| TOTAL MARKET OB/XF VALUE  |  | 3,599     |  |             |   |
| TOTAL LAND VALUE - MARKET |  | 85,000    |  |             |   |
| TOTAL MARKET VALUE        |  | 408,407   |  |             |   |
| SOH/AGL Deduction         |  | 0         |  |             |   |
| ASSESSED VALUE            |  | 408,407   |  |             |   |
| TOTAL EXEMPTION VALUE     |  | 0         |  |             |   |
| BASE TAXABLE VALUE        |  | 408,407   |  |             |   |
| TOTAL JUST VALUE          |  | 408,407   |  |             |   |
| NCON VALUE                |  | 0         |  |             |   |
| INCOME VALUE              |  |           |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 383,977   |  |             |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B2114106   | NEW CONSTR  | 430,096 | 10/14/2021 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2570/1745                      | 5/27/2022 | QC        | U   | I   | 11     |
| GRANTOR: RAILEANU GEORGE & CHR |           |           |     |     |        |
| GRANTEE: TAYLOR DONALD R JR    |           |           |     |     |        |
| 2567/1257                      | 5/26/2022 | WD        | Q   | I   | 01     |
| GRANTOR: DREAM FINDERS HOMES L |           |           |     |     |        |
| GRANTEE: RAILEANU GEORGE & C   |           |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2022] W13 PTO=[YR=2022] N8 W16 S8 FOP=[YR=2022] S8 E16 N8 W16\$ E16\$ S8 W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2022] S1 E8 FGR=[YR=2022] S5 E19 N20 W19 S15\$ N7 W7 S6 W1\$ E1 N6 E7 N8 E19 N41\$ PTR=E15 FUS=[YR=2022] E19 S26 W4 STR=[YR=2022] W4 N6 E4 S6\$ N6 W4 S6 W11 N26\$ W15\$. |  |  |  |  |  |  |  |  |  |