

LOT 168
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

SWEATT RALPH A & NATALIA
94982 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0168-0000



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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	2021	1,909	227,735
FGR	420	55	2021	231	27,558
FOP	48	30	2021	14	1,670
FSP	224	40	2021	90	10,737
TOTALS	2,601			2,244	267,698

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	706.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00

REVIEW DATE 09/22/2021 BY JH

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,244	120.4959	120.50	270,402	2021	2021	0	0
1 SINGLE FAM - 100% - 2022									
Heated Area: 1909									
HX Base Yr 2022									

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

TOTAL OB/XF									
3,634									

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		267,698	
TOTAL MARKET OB/XF VALUE		3,634	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		356,332	
SOH/AGL Deduction		84,766	
ASSESSED VALUE		271,566	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		220,844	
TOTAL JUST VALUE		356,332	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		334,221	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2013273	CO ISSUED	0	07/14/2021
B2013273	NEW CONSTR	263,719	01/06/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2480/0871	7/15/2021	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: SWEATT RALPH A & NA					
2430/1055	2/01/2021	WD	U	V	30
GRANTOR: DFC AMELIA CONCOURSE					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W24 FSP=[YR=2021] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2021] S6 E8 N6 W8\$ E8 FGR=[YR=2021] S13 E21 N20 W21 S7\$ N7 E21 N50\$.									

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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Common: 85,000 PRINTED 07/30/2025 BY SYS