LOT 111
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

GRAY MELISSA J & MORGAN WHITNEY
2 PHINNEYS LANE
PORT LUDLOW, WA 98365

2026

30-2N-28-0151-0111-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

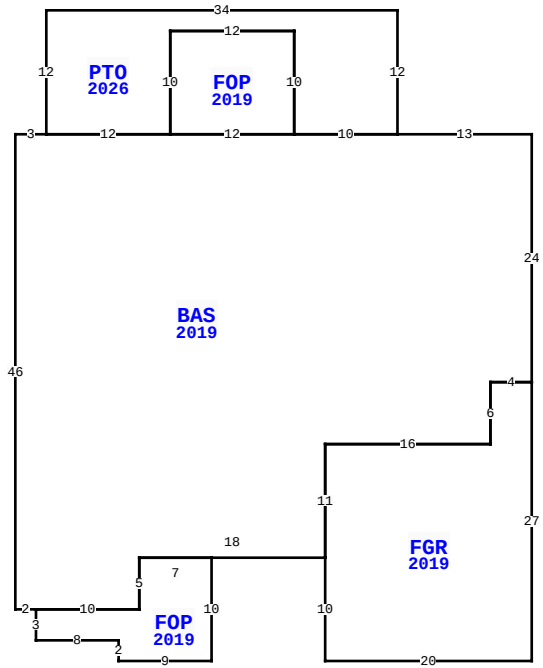
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,866	100	2019	1,866	229,602
FGR	444	55	2019	244	30,023
FOP	104	30	2019	31	3,814
FOP	120	30	2019	36	4,429
PTO	288	5	2026	14	1,723
TOTALS	2,822			2,191	269,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,191	120.1872	126.20	276,504	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 0% - 2023 Heated Area: 1866 HX Base Yr



BLD DATE 03/29/2023 NW | LGL DATE
XF DATE | LAND DATE 04/23/2025 MLU
INC DATE | AG DATE

95138 GLADIOLUS PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	269,591
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	354,591
SOH/AGL Deduction	0
ASSESSED VALUE	354,591
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	354,591
TOTAL JUST VALUE	354,591
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	345,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807694	CO ISSUED	0	03/11/2019
B1807694	NEW CONSTR	251,826	10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2598/0598	10/24/2022	WD	Q	I	01	425,000
GRANTOR: HOPKINS FAMILY TRUST						
GRANTEE: GRAY MELISSA JEAN &						
2420/0939	12/28/2020	WD	Q	I	01	303,000
GRANTOR: CHANG RON Y & GORDANA						
GRANTEE: HOPKINS FAMILY TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W13 W10 W12 W12 W3 S46 E2 E10 N5 E18 N11 E16 N6 E4 N24 $
FGR=[YR=2019;ORIG=-20,41] S10 E20 N27 W4 S6 W16 S11 $
FOP=[YR=2019;ORIG=-23,0] N10 W12 S10 E12 $
FOP=[YR=2019;ORIG=-48,46] S3 E8 S2 E9 N10 W7 S5 W10 $
PTO=[YR=2026;ORIG=-47,-12] E34 S12 W10 N10 W12 S10 W12 N12 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS