

LOT 113
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

LOPEZ EDUARDO BURGOS
95130 GLADIOLUS PL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0113-0000



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	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,904	100	2019	1,904	228,894
FGR	460	55	2019	253	30,415
FOP	54	30	2019	16	1,924
FOP	126	30	2019	38	4,568
FUS	467	100	2019	467	56,141
STR	37	10	2019	4	481

TOTALS	3,048			2,682	322,424
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EXTRA FEATURES					
L	OB/XF	DESCRIPTION	BLD	CAP	L W

3	0911	SCRN RM A	0	100	8 17
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,682	117.4320	123.30	330,691	2019	2019	0	0	2.50	97.50
1 SINGLE FAM 100% - 2023 Heated Area: 2371 HX Base Yr											
95130 GLADIOLUS PL, FERNANDINA BEACH											

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

L	OB/XF	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
3	0911	SCRN RM A	0	100	8	17	136.00	SF	18.00	18.00	100	2021	2021	3	86	2,105	

LAND DESCRIPTION																
L	N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ

1	000134	C	RES POND	100				RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00
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NASSAU COUNTY PROPERTY									
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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		322,424
TOTAL MARKET OB/XF VALUE		2,105
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		409,529
SOH/AGL Deduction		7,484
ASSESSED VALUE		402,045
TOTAL EXEMPTION VALUE	13	402,045
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		409,529
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107257	SCRN ENCLSR	3,500	08/01/2021
C1904276	CO ISSUED	0	09/13/2019
B1904276	NEW CONSTR	317,816	04/26/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2310/0602	9/24/2019	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: LOPEZ EDUARDO BURGO					
2299/1375	8/21/2019	WD	U	V	30
GRANTOR: DFH AMELIA LLC					
GRANTEE: DREAM FINDERS HOMES					

SALE PRICE	271,100
BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2019] W11 FOP=[YR=2019] W16 S8 E14 R2 U2 N6\$ S6 D2 L2 W14 N16 W17 S63 E15 N8 FOP=[YR=2019] E9 FGR=[YR=2019] S11 E20 N23 W20 S12\$ N6 W9 S6\$ N6 E9 N6 E20 N35\$ PTR= E15 FUS=[YR=2019] E14 S36 W7 STR=[YR=2019] W7 N4 E4 N3 E3 S7\$ N7 W3 S3 W4 N32\$ W15\$.	