

LOT 114
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

NETHERLAND CRYSTAL & TYLER
95006 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0114-0000



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	13	LVT/LAMMT 60
Interior Floo	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	4067.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,939	100	2019	1,939	223,063
FGR	420	55	2019	231	26,575
FOP	48	30	2019	14	1,611
FOP	224	30	2019	67	7,707
TOTALS	2,631			2,251	258,955

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00

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	0		RSF-2	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,251	112.3668	117.99	265,595	2019	2019	0	0	2.50	97.50
1 SINGLE FAM 0% - 0 Heated Area: 1939 HX Base Yr											
95126 GLADIOLUS PL, FERNANDINA BEACH											

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			258,955
TOTAL MARKET OB/XF VALUE			1,960
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			345,915
SOH/AGL Deduction			0
ASSESSED VALUE			345,915
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			345,915
TOTAL JUST VALUE			345,915
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			338,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1903528	CO ISSUED	0	08/02/2019
B1903528	NEW CONSTR	267,542	04/09/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2478/1750	7/12/2021	WD Q	Q	I	01
GRANTOR: QUICK ILENE RENA					
GRANTEE: NETHERLAND CRYSTAL					
2297/0533	8/05/2019	WD Q	Q	I	02
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: QUICK ILENE RENA &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W10 U3 L3 W7 D3 L3 W1 FOP=[YR=2019] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2019] S6 E8 FGR=[YR=2019] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$.											

BUILDING DIMENSIONS											
BAS=[YR=2019] W10 U3 L3 W7 D3 L3 W1 FOP=[YR=2019] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2019] S6 E8 FGR=[YR=2019] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$.											

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