LOT 118
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

TRAN HIEU
95106 GLADIOLUS PLACE
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0118-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

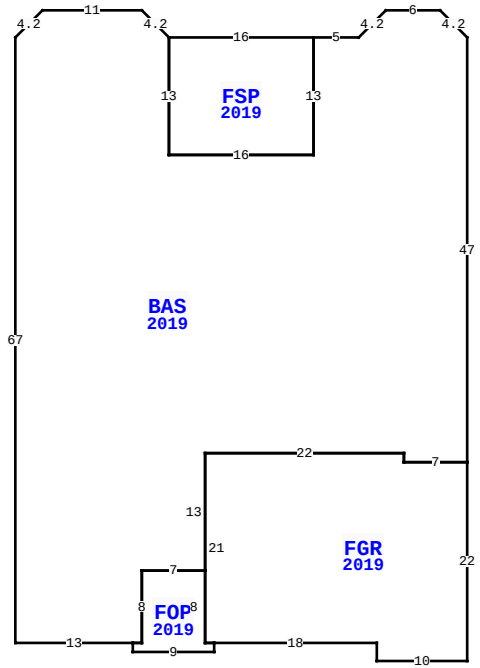
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,553	100	2019	2,553	299,770
FGR	622	55	2019	342	40,157
FOP	65	30	2019	20	2,348
FSP	208	40	2019	83	9,746
TOTALS	3,448			2,998	352,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,998	115.2816	121.05	362,908	2019	2019	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2026 Heated Area: 2553 HX Base Yr



95106 GLADIOLUS PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	352,021
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	437,021
SOH/AGL Deduction	0
ASSESSED VALUE	437,021
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	437,021
TOTAL JUST VALUE	437,021
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	431,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906226	CO ISSUED	0	09/20/2019
B1906226	NEW CONSTR	349,533	06/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2790/538	5/09/2025	WD	Q	I	01	515,000
GRANTOR: KNUPP FAMILY LIVING T						
GRANTEE: TRAN HIEU						
2310/1966	9/26/2019	WD	Q	I	02	337,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KNUPP FAMILY LIVING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W6 D3 L3 W5 FSP=[YR=2019] W16 S13 E16 N13$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E13
FOP=[YR=2019] S1 E9 N1 FGR=[YR=2019] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E22 S1 E7 N47$.

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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