

LOT 133
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

GOSHORN RANDY LEE & LISA
95314 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0133-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
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	4067.200	

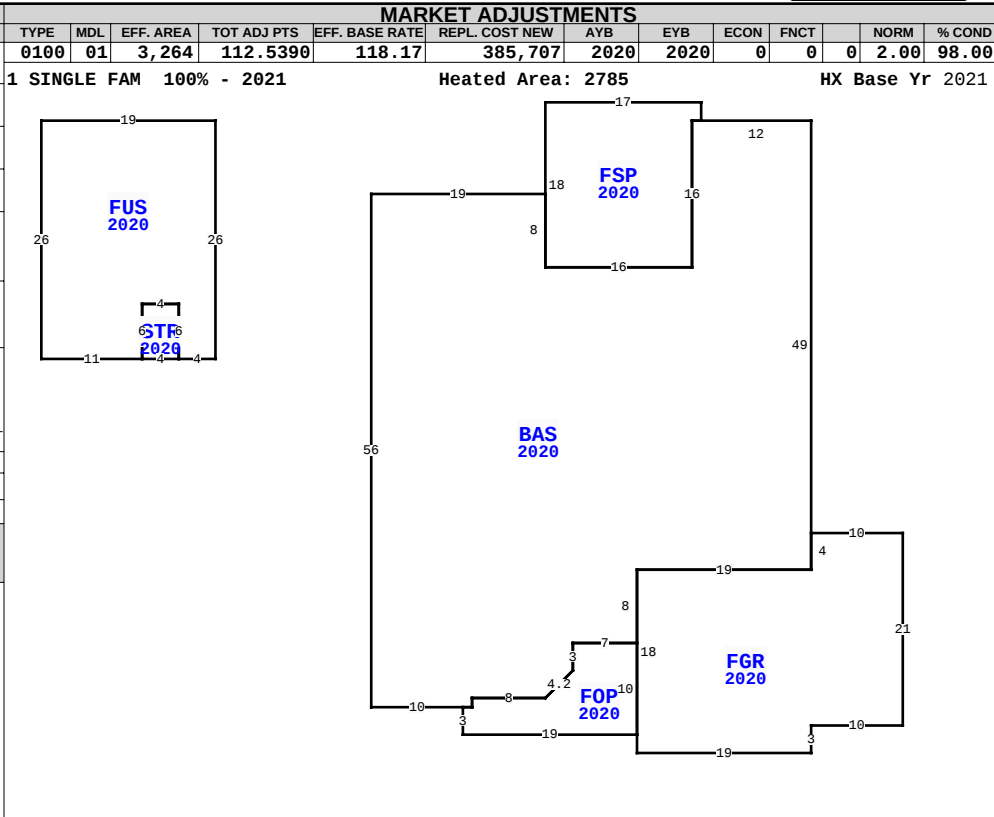
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,315	100	2020	2,315	268,093
FGR	590	55	2020	324	37,521
FOP	122	30	2020	37	4,285
FSP	290	40	2020	116	13,434
FUS	470	100	2020	470	54,429
STR	24	10	2020	2	231

TOTALS	3,811			3,264	377,993
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD



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

TOTAL OB/XF									
49,460									

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49,460									

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	377,993		
TOTAL MARKET OB/XF VALUE	49,460		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	512,453		
SOH/AGL Deduction	120,795		
ASSESSED VALUE	391,658		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	340,247		
TOTAL JUST VALUE	512,453		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	516,590		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006542	CO ISSUED	0	12/28/2020
B2009253	SWIM POOL	49,000	10/05/2020
B2006542	NEW CONSTR	380,476	07/27/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2423/1436	12/30/2020	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: GOSHORN RANDY LEE &					
2389/0024	8/31/2020	WD	U	V	30
GRANTOR: DFC AMELIA CONCOURSE					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W12 FSP=[YR=2020] N2 W17 S18 E16 N16 E1\$ W1 S16 W16 N8 W19 S56 E10 FOP=[YR=2020] S3 E19 FGR=[YR=2020] S2 E19 N3 E10 N21 W10 S4 W19 S18\$ N10 W7 S3 D3 L3 W8 S1 W1\$ E1 N1 E8 U3 R3 N3 E7 N8 E19 N49\$ PTR= W65 FUS=[YR=2020] W19 S26 E11 STR=[YR=2020] E4 N6 W4 S6\$ N6 E4 S6 E4 N26\$ E65\$.									