LOT 94
IN OR 2192/1244
AMELIA CONCOURSE SUB PHASE 2

PETERS ROBERT E & SARAH
95015 ORCHID PL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0094-0000

BUILDING CHARACTERISTICS

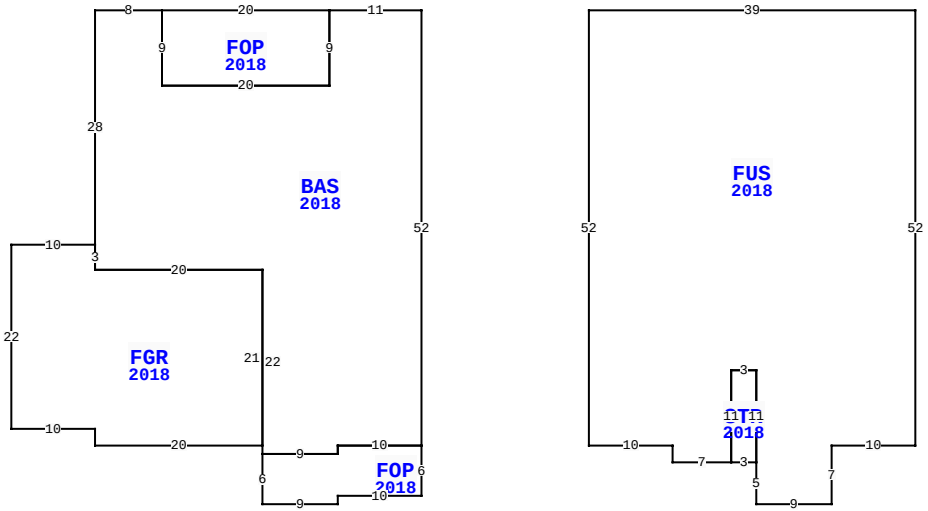
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,437	100	1,437	138,388
FGR	640	55	352	33,899
FOP	114	30	34	3,274
FOP	180	30	54	5,200
FUS	2,078	100	2,078	200,119
STR	33	10	3	288
TOTALS	4,482		3,958	381,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,958	108.3915	97.82	387,172	2018	2018	0	0	0	1.55	98.45

1 SINGLE FAM – 100% - 2019 Heated Area: 3515 HX Base Yr 2019



95015 ORCHID PL, FERNANDINA BEACH

BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		381,171
TOTAL MARKET OB/XF VALUE		5,055
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		461,226
SOH/AGL Deduction		131,729
ASSESSED VALUE		329,497
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		279,497
TOTAL JUST VALUE		461,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003970	CO ISSUED	0	04/19/2018
B1707657	NEW CONSTR	439,634	08/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2192/1244	4/24/2018	WD	Q	I	01	353,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PETERS ROBERT E & S						
2156/0879	11/02/2017	WD	U	V	30	546,000
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W11 FOP=[YR=2018] W20 S9 E20 N9$ S9 W20 N9 W8 S28 FGR=[YR=2018] W10 S22 E10 S2 E20 N21 W20 N3$ S3 E20 S22 FOP=[YR=2018] S6 E9 N1 E10 N6 W10 S1 W9$ E9 N1 E10 N52$ PTR=E20 FUS=[YR=2018] E39 S52 W10 S7 W9 N5 STR=[YR=2018] W3 N11 E3 S11$ N11 W3 S11 W7 N2 W10 N52$ W20$.

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
1	0811	CONCRETE B	0	100	0	0	992.00	SF	5.20	5.20	100	2018	2018	3	98	5,055	

LAND DESCRIPTION

TOTAL OB/XF 5,055

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/06/2018 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS