

LOT 2
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

PALMER GREG LIVING TRUST/PALMER GREG ALAN TRUSTEE
3000 MORNINGSIDE DRIVE
RALEIGH, NC 27607

2023

30-2N-28-0152-0002-0000



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	11	CLAY TILE 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

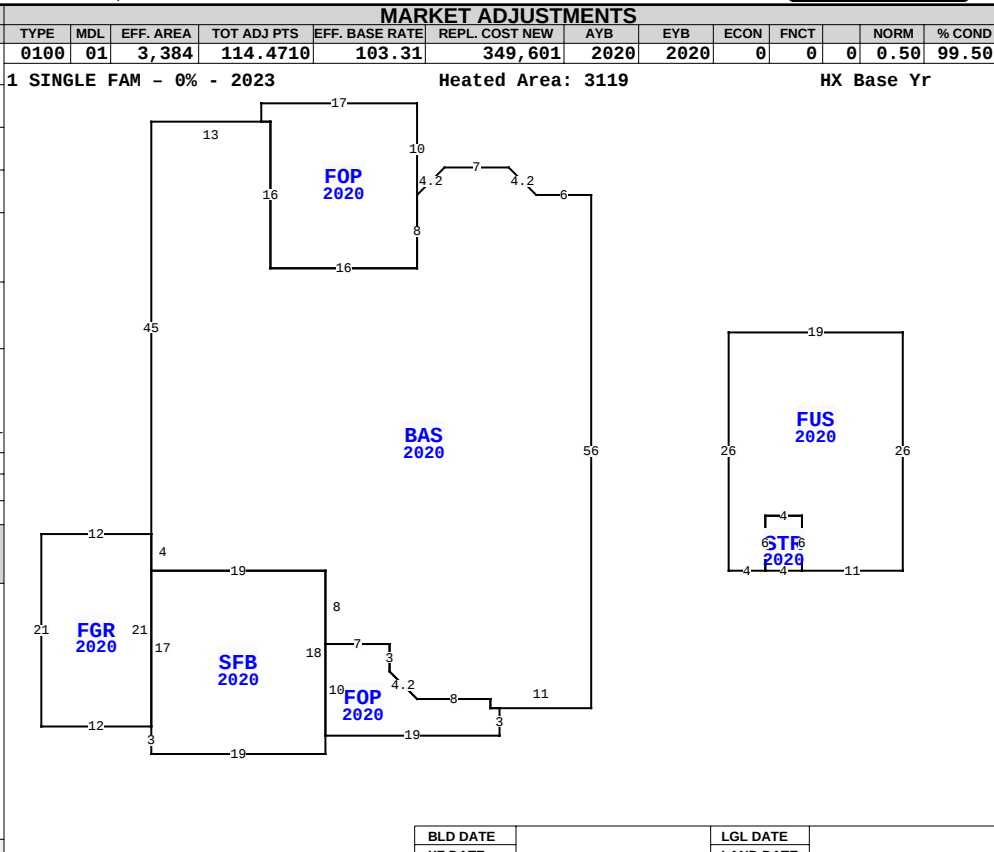
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,345	100	2,345	241,051
FGR	252	55	139	14,288
FOP	122	30	37	3,803
FOP	290	30	87	8,943
FUS	470	100	470	48,313
SFB	380	80	304	31,249
STR	24	10	2	206
TOTALS	3,883		3,384	347,853

EXTRA FEATURES

L N	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	0810	CONCRETE A	0	0	4	5		20.00	SF 6.50	100	2020	2020	3	99	129	
2	0812	CONCRETE C	0	0	0	0		1,048.00	SF 4.00	100	2020	2020	3	99	4,150	
3	0504	FP-ELECTRI	0	0	0	0		1.00	UT 2,000.00	100	2020	2020	3	99	1,980	
4	0462	ST/AL FNC	0	0	54	0		216.00	SF 10.00	100	2020	2020	3	95	2,052	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							



95507 ORCHID BLOSSOM TR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 8,311

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		347,853
TOTAL MARKET OB/XF VALUE		8,311
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		431,164
SOH/AGL Deduction		0
ASSESSED VALUE		431,164
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		431,164
TOTAL JUST VALUE		431,164
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2004286	CO ISSUED	0	11/04/2020
B2004286	NEW CONSTR	385,489	05/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2606/0367	10/18/2022	QC	U	I	11	100
GRANTOR: PALMER GREGORY A & CH						
GRANTEE: PALMER GREG LIVING						
2527/0037	12/28/2021	WD	Q	I	01	620,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PALMER GREGORY A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W6 U3 L3 W7 D3 L3 FOP=[YR=2020] N10 W17 S2 E1 S16 E16 N8\$ S8 W16 N16 W13 S45 FGR=[YR=2020] W12 S21 E12 SFB=[YR=2020] S3 E19 N2 FOP=[YR=2020] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10\$ N18 W19 S17\$ N21\$ S4 E19 S8 E7 S3 D3 R3 E8 S1 E11N56\$ PTR= E15 S15 FUS=[YR=2020] E19S26 W11 STR=[YR=2020] W4 N6 E4 S6\$ N6 W4 S6 W4 N26\$ N15 W15\$.