LOT 4
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

SUMNER VANCE & DAWN
95491 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0004-0000

BUILDING CHARACTERISTICS

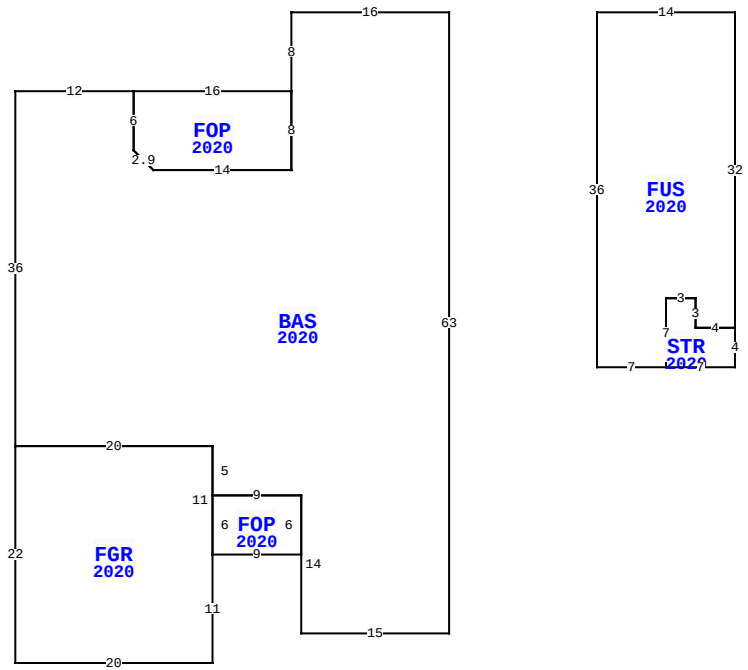
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,916	100	1,916	205,512
FGR	440	55	242	25,958
FOP	54	30	16	1,716
FOP	126	30	38	4,076
FUS	467	100	467	50,091
STR	37	10	4	429
TOTALS	3,040		2,683	287,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,683	119.4480	107.80	289,227	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2383 HX Base Yr 2023



95491 ORCHID BLOSSOM TR, FERNANDINA BEACH

BLD DATE	03/03/2023 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		287,781
TOTAL MARKET OB/XF VALUE		3,672
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		366,453
SOH/AGL Deduction		141,561
ASSESSED VALUE		224,892
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		174,892
TOTAL JUST VALUE		366,453
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2003037	CO ISSUED	0	11/10/2020
B2003037	NEW CONSTR	318,564	04/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2589/0701	9/01/2022	WD	Q	I	01	500,000
GRANTOR: FINLEY ROY D JR & CHA						
GRANTEE: SUMNER VANCE & DAWN						
2408/0361	11/09/2020	WD	Q	I	01	309,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FINLEY ROY D JR & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 S8 FOP=[YR=2020] W16 S6 D2 R2 E14 N8$ S8 W14 U2 L2 N6 W12 S36 FGR=[YR=2020] S22 E20 N11 FOP=[YR=2020] E9 N6 W9 S6$ N11 W20$ E20 S5 E9 S14 E15 N63 $ PTR= E15 FUS=[YR=2020] E14 S32 STR=[YR=2020] S4 W7 N7 E3 S3 E4$ W4 N3 W3 S7 W7 N36$ W15$.

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	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	2020	2020	3	99	367	
2	0811	CONCRETE B	0	100	0	0	642.00	SF	5.20	5.20	100	2020	2020	3	99	3,305	

LAND DESCRIPTION

TOTAL OB/XF 3,672

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 12/16/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS