

LOT 6
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

KINSEY SHEAQUITA V
95475 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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

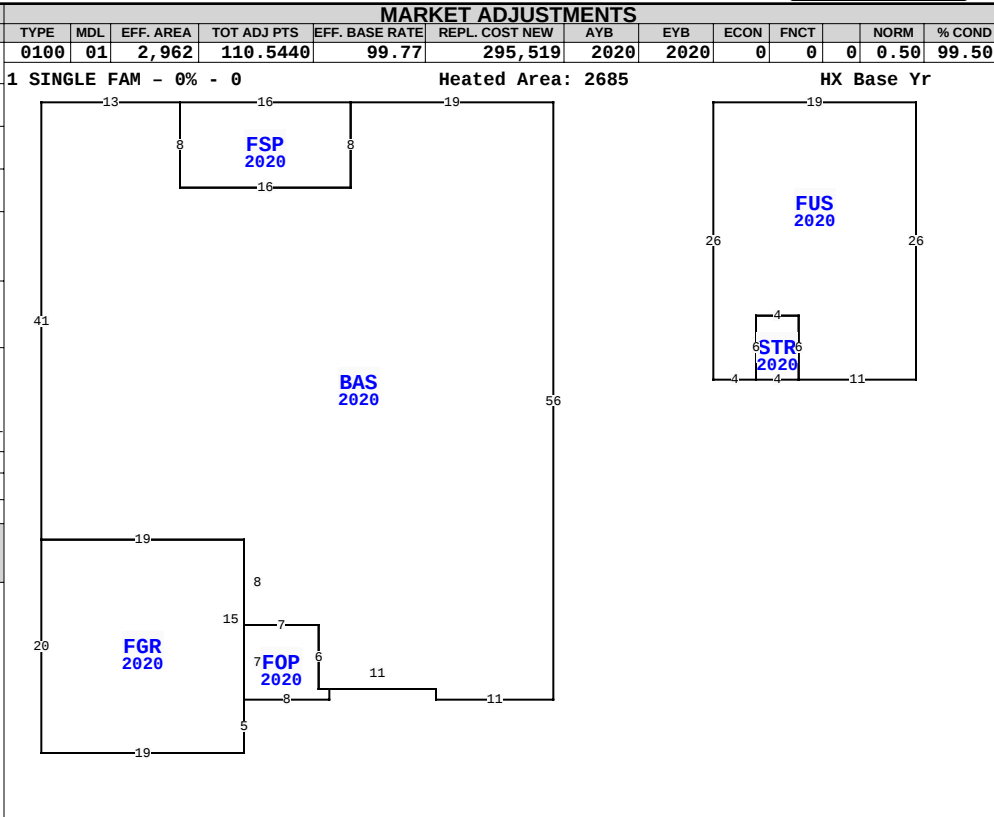
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100	2,215	219,886
FGR	380	55	209	20,748
FOP	50	30	15	1,490
FSP	128	40	51	5,063
FUS	470	100	470	46,658
STR	24	10	2	199

TOTALS	3,267		2,962	294,041
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	12	3		36.00	SF 6.50	100	2020
2	0811	CONCRETE B	0	0	0	0		642.00	SF 5.20	100	2020
3	0476	VF 6 SBPL	0	0	0	0		216.00	LF 32.00	100	2020
4	0470	VNYL GATE	0	0	0	0		1.00	UT 300.00	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0			0.00	0.00	1.00	LT	



95475 ORCHID BLOSSOM TR, FERNANDINA BEACH, FL 32034

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	12	3		36.00	SF 6.50	100	2020
2	0811	CONCRETE B	0	0	0	0		642.00	SF 5.20	100	2020
3	0476	VF 6 SBPL	0	0	0	0		216.00	LF 32.00	100	2020
4	0470	VNYL GATE	0	0	0	0		1.00	UT 300.00	100	2020

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	000100	C	SFR	0				0.00	0.00	1.00	LT

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,962	110.5440	99.77	295,519	2020	2020	0	0	0.50	99.50

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										294,041	
TOTAL MARKET OB/XF VALUE										10,605	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										379,646	
SOH/AGL Deduction										57,138	
ASSESSED VALUE										322,508	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										322,508	
TOTAL JUST VALUE										379,646	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										337,043	

AND LUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
75,000							

PRINTED 08/02/2023 BY SYS