

LOT 12
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

DOODLE LAND LLC
95427 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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 4067.200				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	1,916	205,338
FGR	440	55	242	25,935
FOP	54	30	16	1,715
FOP	126	30	38	4,072
FUS	467	100	467	50,048
PTO	128	5	6	643
STR	37	10	4	429
TOTALS	3,168		2,689	288,180

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
1	0811	CONCRETE B	0	0	0	656.00	SF	5.20	5.20	100	2022	2022	3	100
2	0810	CONCRETE A	0	0	0	60.00	SF	6.50	6.50	100	2022	2022	3	100
3	0911	SCRN RM A	0	0	8	128.00	SF	17.50	17.50	100	2022	2022	3	100

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
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	2,689	118.7424	107.17	288,180	2022	2022	0	0	0	0.00	100.00		
1 SINGLE FAM - 0% - 2023 Heated Area: 2383 HX Base Yr														

95427 ORCHID BLOSSOM TR, FERNANDINA BEACH										BLD DATE		LAND DATE	
										XF DATE		AG DATE	
										INC DATE			
UNITS		UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
656.00		SF	5.20	5.20	100	2022	2022	3	100	3,411			
60.00		SF	6.50	6.50	100	2022	2022	3	100	390			
128.00		SF	17.50	17.50	100	2022	2022	3	100	2,240			
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TOTAL OB/XF														
6,041														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		288,180	
TOTAL MARKET OB/XF VALUE		6,041	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		369,221	
SOH/AGL Deduction		0	
ASSESSED VALUE		369,221	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		369,221	
TOTAL JUST VALUE		369,221	
NCON VALUE		294,221	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018267	ADDITION	6,140	12/12/2022
21016242	NEW CONSTR	389,164	11/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2578/0288	7/08/2022	WD	Q	I	02	472,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DOODLE LAND LLC						
2521/1610	12/14/2021	WD	U	V	30	400,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES														
BAS=[YR=2022] W16 PTO=[YR=2022] W16 S8 FOP=[YR=2022] S6 D2 R2 E14 N8 W16\$ E16 N8\$ S16 W14 U2 L2 N6 W12 S36 FGR=[YR=2022] S22 E20 N11 FOP=[YR=2022] E9 N6 W9 S6\$ N11 W20\$ E20 S5 E9 S14 E15 N63\$ PTR=E15 FUS=[YR=2022] E14 S32 STR=[YR=2022] S4 W7 N7 E3 S3 E4\$ W4 N3 W3 S7 W7 N36\$ W15\$.														