LOT 14
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

TEGREENY DALE G & ERNA E
95411 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0014-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

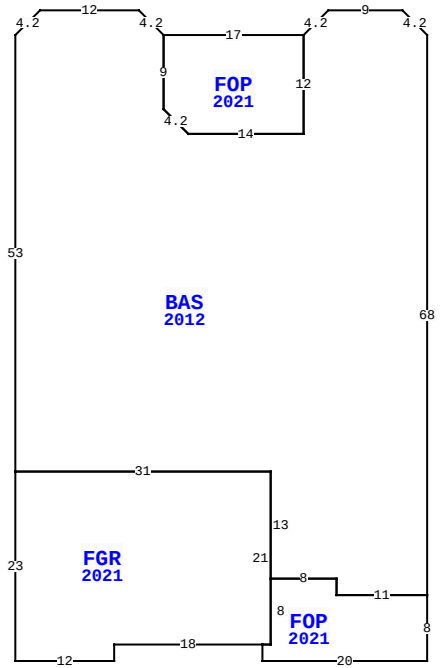
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,801	100	2,801	295,477
FGR	675	55	371	39,137
FOP	170	30	51	5,380
FOP	200	30	60	6,329
TOTALS	3,846		3,283	346,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,283	116.8860	105.49	346,324	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2801 HX Base Yr 2022



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

95411 ORCHID BLOSSOM TR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		346,324
TOTAL MARKET OB/XF VALUE		8,144
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		429,468
SOH/AGL Deduction		35,826
ASSESSED VALUE		393,642
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		338,642
TOTAL JUST VALUE		429,468
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2013270	CO ISSUED	0	07/29/2021
B2109324	GLASS SHOWER ENCL	7,500	07/16/2021
B2013270	NEW CONSTR	387,774	01/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2484/0770	7/28/2021	WD	Q	I	01	414,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: TEGREENY DALE G & E						
2476/0369	6/30/2021	WD	U	V	11	100
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] U3 L3 W9 D3 L3 FOP=[YR=2021] W17 S9 D3 R3 E14 N12$ S12 W14 U3 L3 N9 U3 L3 W12 D3 L3 S53
FGR=[YR=2021] S23 E12 N2 E18 FOP=[YR=2021] S2 E20 N8 W11 N2 W8 S8 W1$ E1 N21 W31$ E31 S13 E8 S2 E11 N68$.

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	0812	CONCRETE C	0	100	0	0	1,161.00	SF	4.00	4.00	100	2021	2021	3	100	4,644	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 8,144

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 09/08/2021 BY JH Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS