

LOT 16
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

PETULLA DAVID M & JAYNE M
95395 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0016-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	31	HARDIE BRD 100	0100	01	2,731	124.9920	112.81	308,084	2021	2021	0	0	0.00	100.00	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022													Heated Area: 2330										HX Base Yr 2022									
Roof Cover	03	COMP SHNGL 100																																	
Interior Wall	05	DRYWALL 100																																	
Interior Floop	11	CLAY TILE 100																																	
Air Condition	03	CENTRAL 100																																	
Heating Type	04	AIR DUCTED 100																																	
Bedrooms		5 100																																	
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	2,330	100	2,330	262,847																															
FGR	609	55	335	37,791																															
FOP	50	30	15	1,692																															
FSP	128	40	51	5,753																															
TOTALS			3,117		2,731	308,084																													
EXTRA FEATURES			95395 ORCHID BLOSSOM TR, FERNANDINA BEACH																																
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	0812	CONCRETE C	0 100	0	0	1,100.00	SF	4.00	4.00	100	2021	2021	3	100	4,400																				
TOTAL OB/XF																	4,400																		
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	000134	C	SFR POND	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																																			