

LOT 17
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

KLCO AARON & SUMMER
95387 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 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	2	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

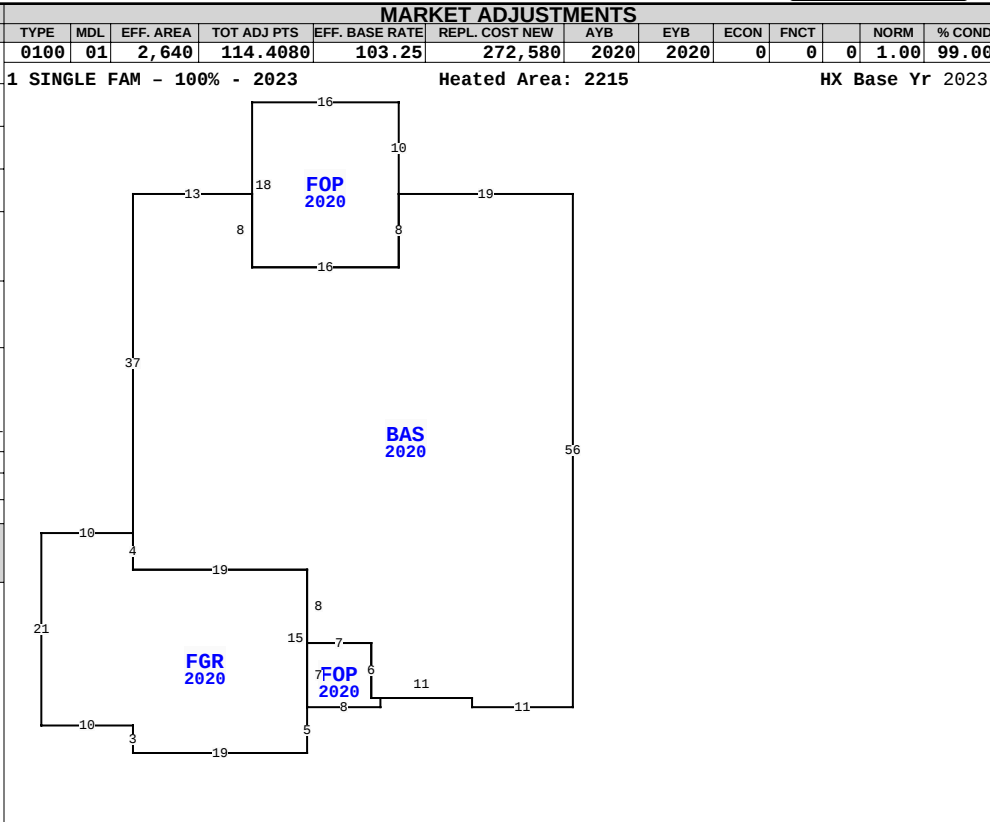
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100	2,215	226,412
FGR	590	55	324	33,118
FOP	50	30	15	1,534
FOP	288	30	86	8,791

TOTALS 3,143 2,640 269,854

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	100	0	0	640.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	

REVIEW DATE 12/16/2020 BY KW



95387 ORCHID BLOSSOM TR, FERNANDINA BEACH, FL 32034

TOTAL OB/XF											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
269,854											
TOTAL MARKET OB/XF VALUE											
3,642											
TOTAL LAND VALUE - MARKET											
75,000											
TOTAL MARKET VALUE											
348,496											
SOH/AGL Deduction											
0											
ASSESSED VALUE											
348,496											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
298,496											
TOTAL JUST VALUE											
348,496											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
311,556											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006482	CO ISSUED	0	12/28/2020
B2006482	NEW CONSTR	308,072	09/01/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2636/239	4/27/2023	WD	Q	I	01	485,000	
GRANTOR: LU NGAN T &							
GRANTEE: KLCO AARON & SUMMER							
2573/0137	6/21/2022	WD	Q	I	01	466,000	
GRANTOR: MONZON JEFFREY M &							
GRANTEE: LU NGAN T & VINH T							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W19 FOP=[YR=2020] N10 W16 S18 E16 N8\$ S8 W16 N8 W13 S37 FGR=[YR=2020] W10 S21 E10 S3 E19 N5 FOP=[YR=2020] E8 N1 W1 N6 W7 S7\$ N15 W19 N4\$ S4 E19 S8 E7 S6 E11 S1 E11 N56\$.											

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