LOT 20
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

RAMIREZ DIOGENES & VANESSA NEEDHAM
95353 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0020-0000

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5 100
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

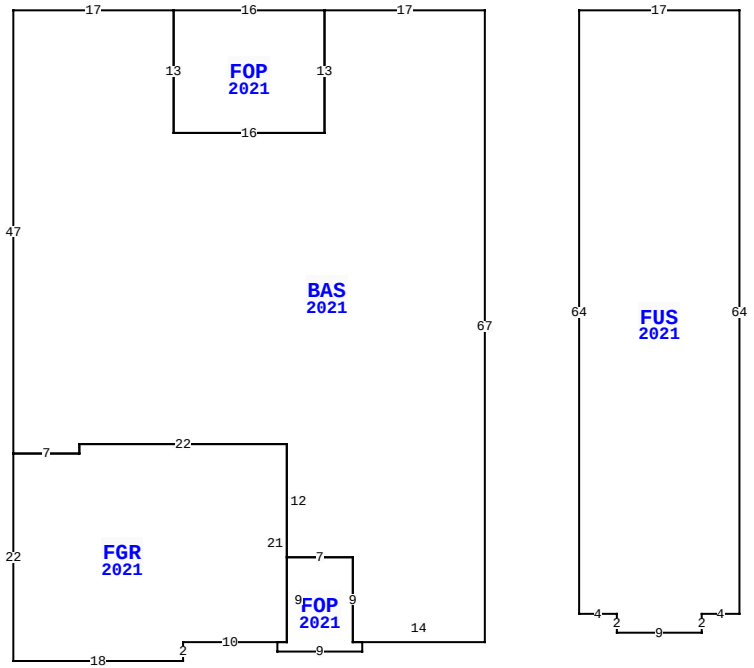
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,477	100	2,477	229,692
FGR	638	55	351	32,548
FOP	72	30	22	2,040
FOP	208	30	62	5,749
FUS	1,106	100	1,106	102,559
TOTALS	4,501		4,018	372,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,018	102.7488	92.73	372,589	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 3583 HX Base Yr



95353 ORCHID BLOSSOM TR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		372,589
TOTAL MARKET OB/XF VALUE		5,433
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		453,022
SOH/AGL Deduction		0
ASSESSED VALUE		453,022
TOTAL EXEMPTION VALUE	13	453,022
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		453,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2106837	CO ISSUED	0	01/05/2022
B2106837	NEW CONSTR	512,947	05/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2529/1342	12/31/2021	WD	Q	I	01	460,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RAMIREZ DIOGENES &						
2430/1055	2/01/2021	WD	U	V	30	980,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 FOP=[YR=2021] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2021] S22 E18 N2 E10FOP=[YR=2021] S1 E9 N1 W1 N9 W7 S9 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S12 E7 S9 E14 N67$ PTR=E10 FUS=[YR=2021] E17 S64 W4 S2 W 9 N2 W4 N64$ W10$.

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	0811	CONCRETE B	0	100	0	0	1,011.00	SF	5.20	5.20	100	2021	2021	3	100	5,257	
2	0810	CONCRETE A	0	100	3	9	27.00	SF	6.50	6.50	100	2021	2021	3	100	176	

LAND DESCRIPTION

TOTAL OB/XF 5,433

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 01/18/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS