

LOT 27
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

MARTINEZ ANDREWS MANUEL M/ARROBA KARLA MICHELLE TO
95289 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0027-0000



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	2,689	118.7424	107.17	288,180	2022	2022	0	0	0.00	100.00	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023													Heated Area: 2383									
Roof Cover	03	COMP SHNGL 100	14													HX Base Yr									
Interior Wall	05	DRYWALL 100	16													32									
Interior Floo	11	CLAY TILE 60	8													36									
Interior Floo	14	CARPET 40	2.9													7									
Air Condition	03	CENTRAL 100	16													4									
Heating Type	04	AIR DUCTED 100	14													3									
Bedrooms	4	100	36													7									
Bathrooms	3	100	11													4									
Frame	02	WOOD FRAME 100	20													15									
Stories	2.	100	5													6									
Units	0	100	6													14									
Occupancy	00	NONE 100	11													20									
Quality			04	Quality Level 04											BAS 2022										
DOR CODE			0100	SINGLE FAMILY											FOP 2022										
MAP NUM			MKT AREA											04	FUS 2022										
NEIGHBORHOOD/LOC			4067.200											STR 2022											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	FGR 2022										FOP 2022										
BAS	1,916	100	1,916	205,338	22										6										
FGR	440	55	242	25,935	11										9										
FOP	54	30	16	1,715	6										14										
FOP	126	30	38	4,072	11										15										
FUS	467	100	467	50,048	20										5										
PTO	128	5	6	643	20										10										
STR	37	10	4	429	20										10										
TOTALS	3,168		2,689	288,180	95289 ORCHID BLOSSOM TR, FERNANDINA BEACH										BLD DATE 03/03/2023 NW										
EXTRA FEATURES					L N										LGL DATE										
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	LAND DATE									
1	0811	CONCRETE B	0	0	0	647.00	SF	5.20	100	2022	2022	3	100	3,364		AG DATE									
2	0810	CONCRETE A	0	0	0	60.00	SF	6.50	100	2022	2022	3	100	390											
TOTAL OB/XF															3,754										
LAND DESCRIPTION															TOTAL OB/XF										
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	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000								
REVIEW DATE 10/19/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																									