

LOT 28
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

DUTTON KATI LYNN
95281 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,916	100	1,916	205,338
FGR	440	55	242	25,935
FOP	298	30	89	9,538
FSP	126	40	50	5,359
FUS	467	100	467	50,048
PTO	128	5	6	643
STR	37	10	4	429
TOTALS	3,412		2,774	297,290

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	732.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	21.00	SF	6.50	6.50	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,774	118.7424	107.17	297,290	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 2383 HX Base Yr 2023											

95281 ORCHID BLOSSOM TR, FERNANDINA BEACH, FL 32034											
BLD DATE 03/03/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		297,290	
TOTAL MARKET OB/XF VALUE		3,943	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		376,233	
SOH/AGL Deduction		0	
ASSESSED VALUE		376,233	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		326,233	
TOTAL JUST VALUE		376,233	
NCON VALUE		301,233	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017157	NEW CONSTR	397,247	12/10/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2582/1787	7/29/2022	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: DUTTON KATI LYNN					
2533/0858	1/25/2022	WD	U	V	30
GRANTOR: DFC AMELIA CONCOURSE					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES											
BAS=[YR=2022] W16 PTO=[YR=2022] W16 S8 FSP=[YR=2022] S6 D2 R2 E14 N8 W16\$ E16 N8\$ S16 W14 U2 L2 N6 W12 S36FGR=[YR=2022] S22 E19 FOP=[YR=2022] S4 E25 N7 W15 N14 W9 S17 W1\$ E1 N22 W20\$ E20 S5 E9 S14 E15 N63 \$ PTR=E15 FUS=[YR=2022] E14 S32 STR=[YR=2022] S4 W7 N7 E3 S3 E4\$ W4 N3 W3 S7 W7 N36\$ W15\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

TOTAL OB/XF 3,943											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	75,000.00	75,000.00	75,000								