

LOT 35
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

HOPKINS ROBERT M JR & JENNIFER CUNANAN
95225 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0035-0000



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	126	30	38	4,072
FOP	200	30	60	6,430
FUS	467	100	467	50,048
PTO	128	5	6	643
STP	37	10	4	429

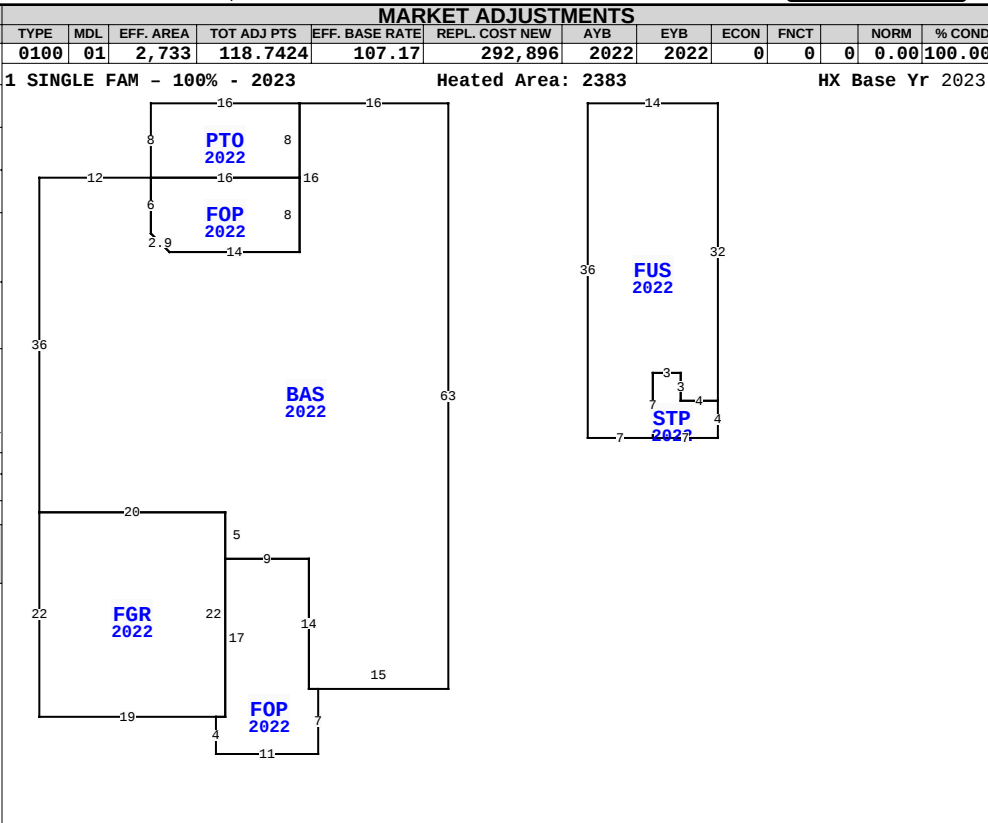
TOTALS	3,314		2,733	292,896
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EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0		716.00	SF 5.20	5.20	100	2022	2022	3	100	3,723
2	0810	CONCRETE A	0	100	0	0		30.00	SF 6.50	6.50	100	2022	2022	3	100	195
3	0476	VF 6 SBPL	0	100	0	0		198.00	LF 32.00	32.00	100	2022	2022	3	100	6,336
4	0470	VNYL GATE	0	100	0	0		3.00	UT 300.00	300.00	100	2022	2022	3	100	900

LAND DESCRIPTION

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							



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

95225 ORCHID BLOSSOM TR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	292,896		
TOTAL MARKET OB/XF VALUE	11,154		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	379,050		
SOH/AGL Deduction	0		
ASSESSED VALUE	379,050		
TOTAL EXEMPTION VALUE	HX HB VX 55,000		
BASE TAXABLE VALUE	324,050		
TOTAL JUST VALUE	379,050		
NCON VALUE	304,050		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	65,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000551	NEW CONSTR	393,475	01/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2588/1856	8/29/2022	WD	Q	I	02	515,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HOPKINS ROBERT MERL						
2540/0398	2/16/2022	WD	U	V	30	800,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2022] W16 PTO=[YR=2022] W16 S8 FOP=[YR=2022] S6 D2 R2 E14 N8 W16\$ E16 N8\$ S16 W14 U2 L2 N6 W12 S36
FGR=[YR=2022] S22 E19 FOP=[YR=2022] S4 E11 N7 W1 N14 W9 S17 W1\$ E1 N22 W20\$ E20 S5 E9 S14 E15 N63 \$ PTR=E15 FUS=[YR=2022] E14 S32 STP=[YR=2022] S4 W7 N7 E3 S3 E4\$ W4 N3 W3 S7 W7 N36\$ W15\$.