LOT 39
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

PRIEST ALEXIA B & ALAN L
95193 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0039-0000

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 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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

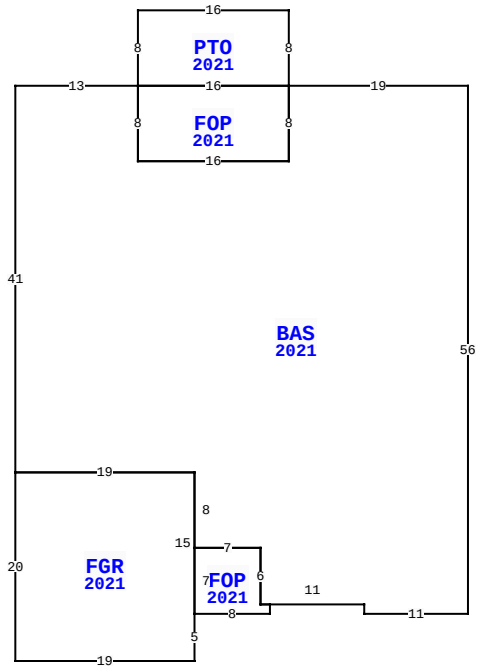
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100	2,215	217,624
FGR	380	55	209	20,534
FOP	50	30	15	1,474
FOP	128	30	38	3,734
PTO	128	5	6	590
TOTALS	2,901		2,483	243,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,483	108.8640	98.25	243,955	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2215 HX Base Yr 2022



95193 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		243,955
TOTAL MARKET OB/XF VALUE		11,044
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		329,999
SOH/AGL Deduction		30,468
ASSESSED VALUE		299,531
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		249,531
TOTAL JUST VALUE		329,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015505	ADDITION	3,000	11/09/2021
2102712	NEW CONSTR	0	03/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2500/0473	9/24/2021	WD	Q	I	01	429,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PRIEST ALEXIA B & A						
2439/1606	3/03/2021	WD	U	V	30	770,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W19 PTO=[YR=2021] N8 W16 S8 FOP=[YR=2021] S8 E16 N8 W16$ E16$ S8 W16 N8 W13 S41 FGR=[YR=2021] S20 E19 N5 FOP=[YR=2021] E8 N1 W1 N6 W7 S7$ N15 W19$ E19 S8 E7 S6 E11 S1 E11 N56$.

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	662.00	SF	5.20	5.20	100	2021	2021	3	100	3,442	
2	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00	32.00	100	2021	2021	3	99	5,132	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	
4	0911	SCRN RM A	0	100	16	8	128.00	SF	17.50	17.50	100	2021	2021	3	97	2,173	

LAND DESCRIPTION

TOTAL OB/XF 11,044

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		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/03/2022 BY HS Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS