

CRONIN TIMOTHY P & KRISTAN J
95185 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

30-2N-28-0152-0040-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structure

Roof Cover

Interior Wall

Interior Floor

Interior Floor

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

3103051314140402000000

HARDIE BRD 100
GABLE/HIP 100
COMP SHNGL 100
DRYWALL 100
LVT/LAMNT 50
CARPET 50
CENTRAL 100
AIR DUCTED 100
4 100
3 100
WOOD FRAME 100
0 0 100
0 0 100
NONE 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

040100

Quality Level 04
SINGLE FAMILY

MKT AREA04

4067.200

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

FGR

FOP

FOP

FUS

PTO

STR

1,916

440

54

90

126

467

128

37

100

55

30

30

30

100

5

10

1,916

242

16

27

38

467

6

4

193,478

24,437

1,616

2,726

3,837

47,158

606

404

TOTALS

3,258

2,716

274,262

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

0

0

0

776.00

SF

5.20

5.20

100

2021

2021

3

100

4,035

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

0

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

12/01/2021

BY

TWDJ

Total Acres:

0.00

Total Land Value:

75,000

Market:

0

Agricultural:

0

Common:

75,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,716

111.8880

100.98

274,262

2021

2021

0

0

0.00

100.00

1 SINGLE FAM - 0% - 0

Heated Area: 2383

HX Base Yr

PTO

FOP

BAS

FGR

FOP

FUS

STR

2021

2021

2021

2021

2021

2021

2021

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

274,262

4,035

75,000

353,297

7,466

345,831

0

345,831

353,297

0

314,392

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2510/1725

10/29/2021

WD Q

I

01

436,000

GRANTOR:DREAM FINDERS HOMES L

GRANTEE:CRONIN TIMOTHY P &

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] W16 PTO=[YR=2021] W16 S8 FOP=[YR=2021] S6 D2 R2 E14 N8 W16\$ E16 N8\$ S16 W14 U2 L2 N6 W12 S36 FGR=[YR=2021] S22 E20 N11 FOP=[YR=2021] E9 N6 W9 S6\$ N11 W20\$ E20 S5 E9 S14 FOP=[YR=2021] S6 E15 N6 W15\$ E15 N63\$ PTR=E20 FUS=[YR=2021] E14 S32 STR=[YR=2021] S4 W7 N7 E3 S3 E4\$ W4 N3 W3 S7 W7 N36\$ W20\$.