LOT 41
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

FORD MAURICE/SOARES NATALIA
95177 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0041-0000

BUILDING CHARACTERISTICS

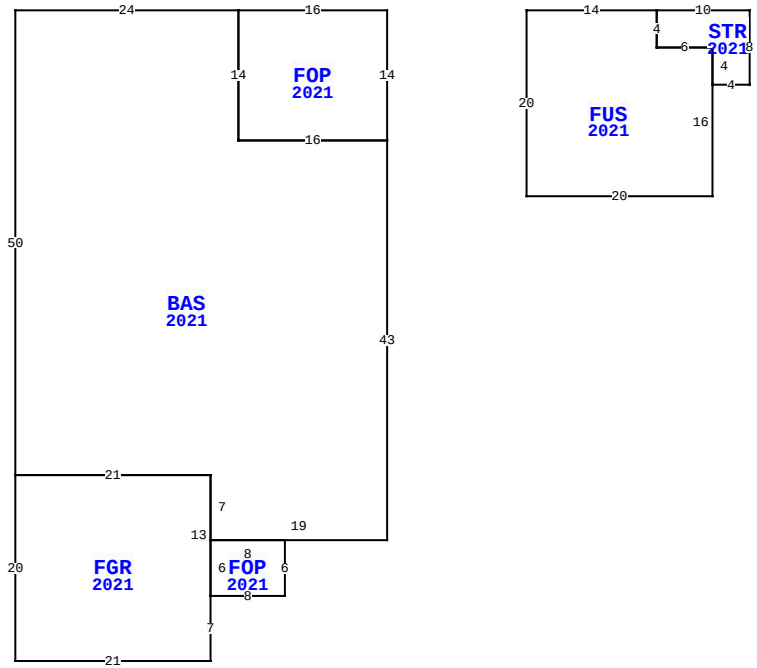
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,909	100	1,909	193,458
FGR	420	55	231	23,410
FOP	48	30	14	1,419
FOP	224	30	67	6,790
FUS	376	100	376	38,104
STR	56	10	6	608
TOTALS	3,033		2,603	263,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,603	112.2912	101.34	263,788	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2285 HX Base Yr 2022



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

95177 ORCHID BLOSSOM TR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		263,788
TOTAL MARKET OB/XF VALUE		6,734
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		345,522
SOH/AGL Deduction		29,511
ASSESSED VALUE		316,011
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		261,011
TOTAL JUST VALUE		345,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2101904	CO ISSUED	0	08/18/2021
B2101904	NEW CONSTR	310,841	02/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2489/0008	8/18/2021	WD	Q	I	01	361,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FORD MAURICE & NATA						
2430/1055	2/01/2021	WD	U	V	30	980,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W16 BAS=[YR=2021] W24 S50 FGR=[YR=2021] S20 E21 N7 FOP=[YR=2021] E8 N6 W8 S6$ N13 W21$ E21 S7 E19 N43 W16 N14$ S14 E16 N14$ PTR= E15 FUS=[YR=2021] E14 STR=[YR=2021] E10 S8 W4 N4 W6 N4$ S4 E6 S16 W20 N20 $ W15$.

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	622.00	SF	5.20	5.20	100	2021	2021	3	100	3,234	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 6,734

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

REVIEW DATE 09/08/2021 BY JH Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS