

LOT 47
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

BACHMANN MARK DAVID
95206 ORCHID BLOSSOM TR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0047-0000



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/LAMMT 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	1.	1. 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	2,526	100	2,526	243,128
FGR	622	55	342	32,918
FOP	65	30	20	1,925
FSP	336	40	134	12,898
PTO	176	5	9	866

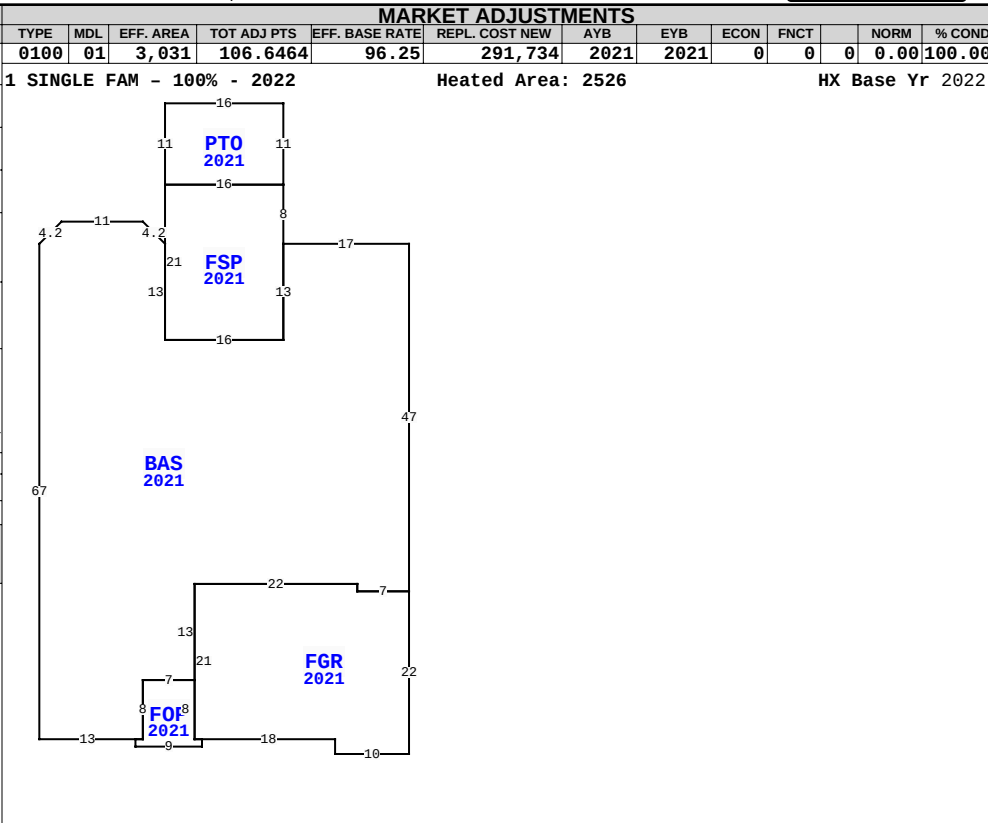
TOTALS 3,725 3,031 291,734

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	904.00	SF	5.20	5.20	100	2021	2021	3	100	4,701	
2	0911	SCRN RM A	0	100	0	0	897.00	SF	17.50	17.50	100	2022	2022	3	100	15,698	
3	0861	POOL GUNIT	0	100	0	0	350.00	SF	85.00	85.00	100	2022	2022	3	100	29,750	
4	0855	CONC PAVER	0	100	0	0	547.00	SF	10.00	10.00	100	2022	2022	3	100	5,470	

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							



95206 ORCHID BLOSSOM TR, FERNANDINA BEACH

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

TOTAL OB/XF 55,619																
--------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		4
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	291,734	
TOTAL MARKET OB/XF VALUE	55,619	
TOTAL LAND VALUE - MARKET	75,000	
TOTAL MARKET VALUE	422,353	
SOH/AGL Deduction	31,046	
ASSESSED VALUE	391,307	
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE	341,307	
TOTAL JUST VALUE	422,353	
NCON VALUE	50,918	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	330,475	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015505	ADDITION	13,000	10/17/2022
22006036	SWIM POOL	90,000	04/19/2022
C2011490	CO ISSUED	0	05/11/2021
B2011490	NEW CONSTR	349,410	11/20/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2461/0705	5/11/2021	WD	Q	I	02	414,000

GRANTOR: DREAM FINDERS HOMES L
GRANTEE: BACHMANN MARK DAVID
2385/1244 8/19/2020 WD U V 30 630,000
GRANTOR: DFC AMELIA COUNCOURSE
GRANTEE: DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS	
---------------------	--

BAS=[YR=2021] W17 FSP=[YR=2021] N8 PTO=[YR=2021] N11 W16 S11 E16\$ W16 S21 E16 N13\$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E13 FOP=[YR=2021] S1 E9 N1 FGR=[YR=2021] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W18 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$.