LOT 50
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

MURPHY JAMES OLIVER & PAMELA ANN
95244 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

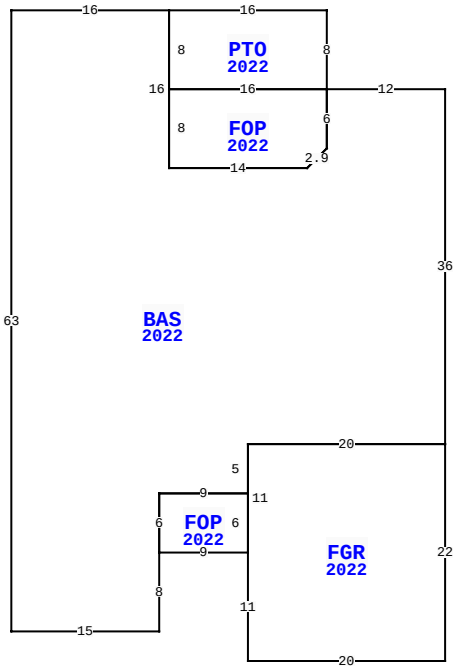
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,916	100	1,916	206,047
FGR	440	55	242	26,025
FOP	54	30	16	1,721
FOP	126	30	38	4,087
PTO	128	5	6	645
TOTALS	2,664		2,218	238,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,218	119.1582	107.54	238,524	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1916 HX Base Yr 2023



95244 ORCHID BLOSSOM TR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		238,524
TOTAL MARKET OB/XF VALUE		6,052
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		319,576
SOH/AGL Deduction		139,783
ASSESSED VALUE		179,793
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,793
TOTAL JUST VALUE		319,576
NCON VALUE		244,576
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007623	ADDITION	6,600	08/01/2022
B2114585	NEW CONSTR	318,558	10/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2568/0860	5/26/2022	WD	Q	I	02	415,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MURPHY JAMES OLIVER						
2513/0835	11/12/2021	WD	U	V	30	240,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 PTO=[YR=2022] N8 W16 S8 FOP=[YR=2022] S8 E14 U2 R2 N6 W16$ E16$ S6 D2 L2 W14 N16 W16 S63 E15 N8 FOP=[YR=2022] E9 FGR=[YR=2022] S11 E20 N22 W20 S11$ N6 W9 S6$ N6 E9 N5 E20 N36$.

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	658.00	SF	5.20	5.20	100	2022	2022	3	100	3,422	
2	0810	CONCRETE A	0	100	0	0	60.00	SF	6.50	6.50	100	2022	2022	3	100	390	
3	0911	SCRN RM A	0	100	0	0	128.00	SF	17.50	17.50	100	2022	2022	3	100	2,240	

LAND DESCRIPTION

TOTAL OB/XF 6,052

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 10/19/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS