

LOT 52  
AMELIA CONCOURSE PH 3 UNIT B  
OR 2365/1256

KELLY TY M & HALEY S  
95260 ORCHID BLOSSOM TR  
FERNANDINA BEACH, FL 32034

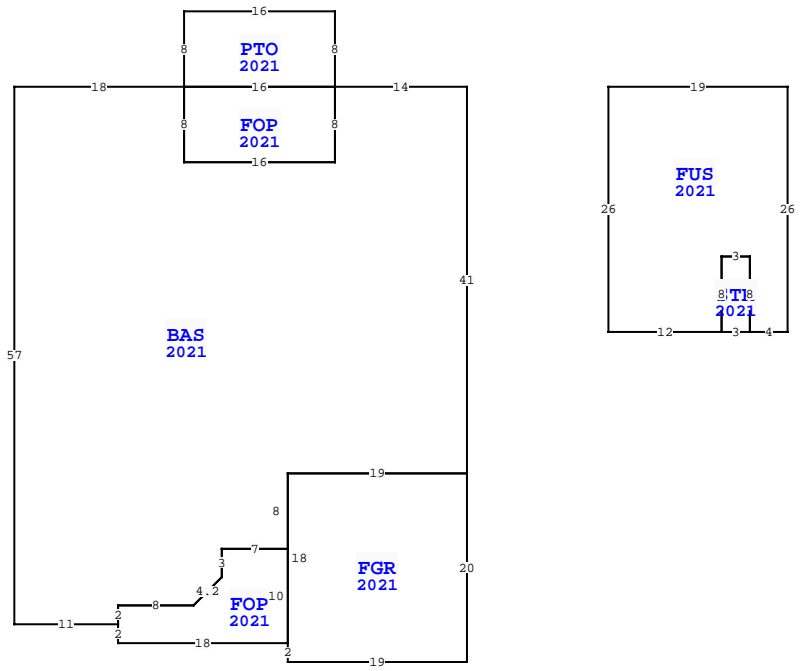
2023

30-2N-28-0152-0052-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		6	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
BAS	2,222	100	2,222
FGR	380	55	209
FOP	119	30	36
FOP	128	30	38
FUS	470	100	470
PTO	128	5	6
STR	24	10	2
TOTALS	3,471		2,983

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2023		296,003	2021	2021	0	0	0.00	100.00
Heated Area: 2692 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			296,003
TOTAL MARKET OB/XF VALUE			10,894
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			381,897
SOH/AGL Deduction			0
ASSESSED VALUE			381,897
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			331,897
TOTAL JUST VALUE			381,897
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			337,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011496	CO ISSUED	0	06/24/2021
B2011496	NEW CONSTR	353,268	11/20/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2476/0369	6/30/2021	WD	U	V	11	100
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						
2475/1674	6/24/2021	WD	Q	I	01	381,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KELLY TY M & HALEY						

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

BUILDING NOTES	
<p><b>BUILDING DIMENSIONS</b></p> <p>BAS=[YR=2021] W14 PTO=[YR=2021] N8 W16 S8 FOP=[YR=2021] S8 E16 N8 W16\$ E16\$ S8 W16 N8 W18 S57 E11 FOP=[YR=2021] S2 E18 FGR=[YR=2021] S2 E19 N20 W19 S18 \$ N10 W7 S3 D3 L3 W8 S2\$ N2 E8 U3 R3 N3 E7 N8 E19 N41\$ PTR=E15 FUS=[YR=2021] E19 S26 W4 STR=[YR=2021] N8 W3 S8 E3\$ N8 W3 S8 W12 N26\$ W15\$.</p>	

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	681.00	UT	5.20	5.20	100	2021	2021	3	100	3,541	
2	0462	ST/AL FNC	0	100	180	720.00	SF	10.00	10.00	100	2021	2021	3	98	7,056	
3	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	
<b>TOTAL OB/XF</b>															10,894	

LAND DESCRIPTION		TOTAL OB/XF															10,894							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							