

LOT 56  
 AMELIA CONCOURSE PH 3 UNIT B  
 OR 2365/1256

SIMPSON SHIRLEY ANN  
 95292 ORCHID BLOSSOM TRAIL  
 FERNANDINA BEACH, FL 32034

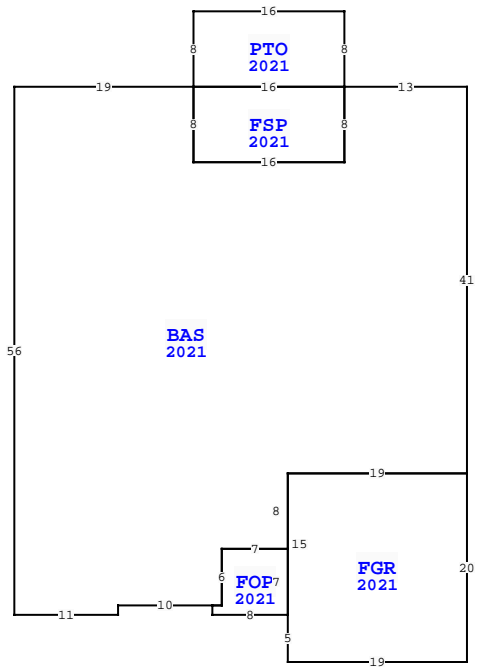
2023

30-2N-28-0152-0056-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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
BAS	2,215	100	2,215
FGR	380	55	209
FOP	50	30	15
FSP	128	40	51
PTO	128	5	6
TOTALS	2,901		2,496

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%	- 2022								
Heated Area: 2215						HX Base Yr 2022					



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			262,310
TOTAL MARKET OB/XF VALUE			10,868
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			348,178
SOH/AGL Deduction			152,095
ASSESSED VALUE			196,083
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			146,083
TOTAL JUST VALUE			348,178
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			307,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010835	CO ISSUED	0	04/01/2021
B2010835	NEW CONSTR	294,585	11/06/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2449/1062	3/31/2021	WD Q	Q	I	01	283,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SIMPSON SHIRLEY ANN						
2395/1495	9/25/2020	WD U	V	30		840,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

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	674.00	SF	5.20	5.20	100	2021	2021	3	100	3,505	
2	0462	ST/AL FNC	0	100	66	264.00	SF	10.00	10.00	100	2021	2021	3	98	2,587	
3	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	
4	0476	VF 6 SBPL	0	100	0	132.00	LF	32.00	32.00	100	2021	2021	3	99	4,182	
5	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] W13 PTO=[YR=2021] N8 W16 S8 FSP=[YR=2021] S8 E16 N8 W16 \$ E16\$ S8 W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2021] S1 E8 FGR=[YR=2021] S5 E19 N20 W19 S15\$ N7 W7 S6 W1\$ E1 N6 E7 N8 E19 N41\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							