

LOT 57  
AMELIA CONCOURSE PH 3 UNIT B  
OR 2365/1256

FALLON RYAN P  
95300 ORCHID BLOSSOM TR  
FERNANDINA BEACH, FL 32034

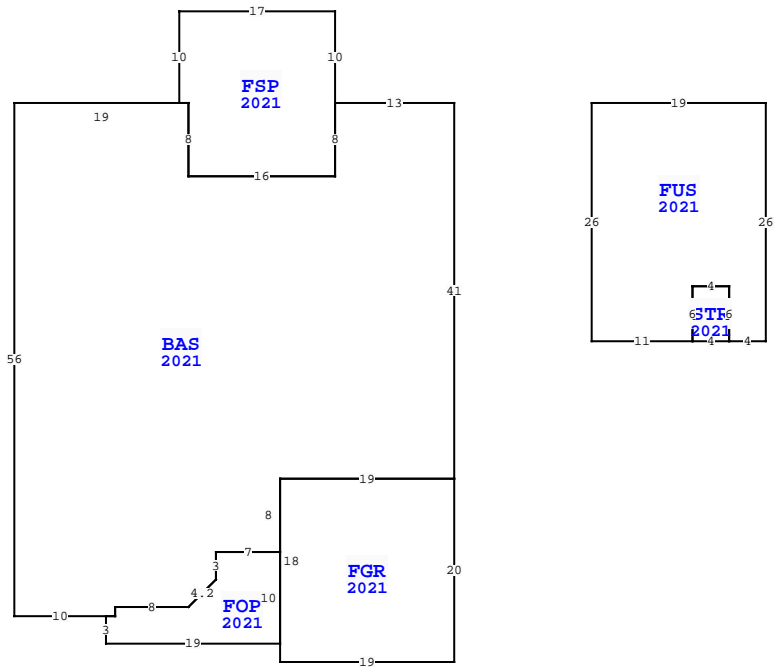
2023

30-2N-28-0152-0057-0000



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 Floo	11	CLAY TILE	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.	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	2,211	100	2,211
FGR	380	55	209
FOP	122	30	37
FSP	298	40	119
FUS	470	100	470
STR	24	10	2
TOTALS	3,505		3,048

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,048	115.0506	103.83	316,474	2021	2021	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2022 Heated Area: 2681 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			314,892
TOTAL MARKET OB/XF VALUE			3,489
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			393,381
SOH/AGL Deduction			32,058
ASSESSED VALUE			361,323
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			311,323
TOTAL JUST VALUE			393,381
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			350,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2013274	CO ISSUED	0	06/30/2021
B2013274	NEW CONSTR	360,666	01/06/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2476/0878	6/30/2021	WD Q	Q	I	01	327,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FALLON RYAN P						
2476/0369	6/30/2021	WD U	V	11		100
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	0		5.20	100	2021	2021	3	100	3,489	

TOTAL OB/XF												3,489			
95300 ORCHID BLOSSOM TR, FERNANDINA BEACH, FL 32034															

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2021] W13 FSP=[YR=2021] N10 W17S10 E1 S8 E16 N8\$ S8 W16 N8 W19 S56 E10 FOP=[YR=2021] S3 E19 FGR=[YR=2021] S2 E19 N20 W19 S18\$ N10 W7 S3 D3 L3 W8 S1 W1\$ E1 N1 E8 U3 R3 N3 E7 N8 E19 N41\$ PTR=E15 FUS=[YR=2021] E19 S26 W4 STR=[YR=2021] N6 W4 S6 E4\$ N6 W4 S6 W11 N26\$ W15\$.											

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	DPH 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							