

LOT 59
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

FINNEGAN LIAM J ET AL/ANDRESS LESLIE L
95324 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0059-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																							
Exterior Wall	16	WD FR STUC 100	0100	01	2,218	112.1610	101.23	224,528	2021	2021	0	0	0.50	99.50	VALUATION BY STANDARD																							
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022												Heated Area: 1916												HX Base Yr 2022											
Roof Cover	03	COMP SHNGL 100																																				
Interior Wall	05	DRYWALL 100																																				
Interior Floo	13	LVT/LAMMT 50																																				
Interior Floo	14	CARPET 50																																				
Air Condition	03	CENTRAL 100																																				
Heating Type	04	AIR DUCTED 100																																				
Bedrooms		3 100																																				
Bathrooms		2 100																																				
Frame	02	WOOD FRAME 100																																				
Stories	0	0 100																																				
Units	0	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	192,987																																		
FGR	440	55	242	24,376																																		
FOP	54	30	16	1,612																																		
FOP	126	30	38	3,828																																		
PTO	128	5	6	604																																		
TOTALS			2,664	2,218	223,405																																	
EXTRA FEATURES			95324 ORCHID BLOSSOM TR, FERNANDINA BEACH																																			
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	766.00	SF	5.20	5.20	100	2021	2021	3	100	3,983																							
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	100	2,000																							
LAND DESCRIPTION			TOTAL OB/XF													5,983																						
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		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																					
REVIEW DATE 12/01/2021 BY TWDJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																						