

LOT 61
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

GALLERANI LISA M
95340 ORCHID BLOSSOM TR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0061-0000



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	13	LVT/LAMMT 70
Interior Floo	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

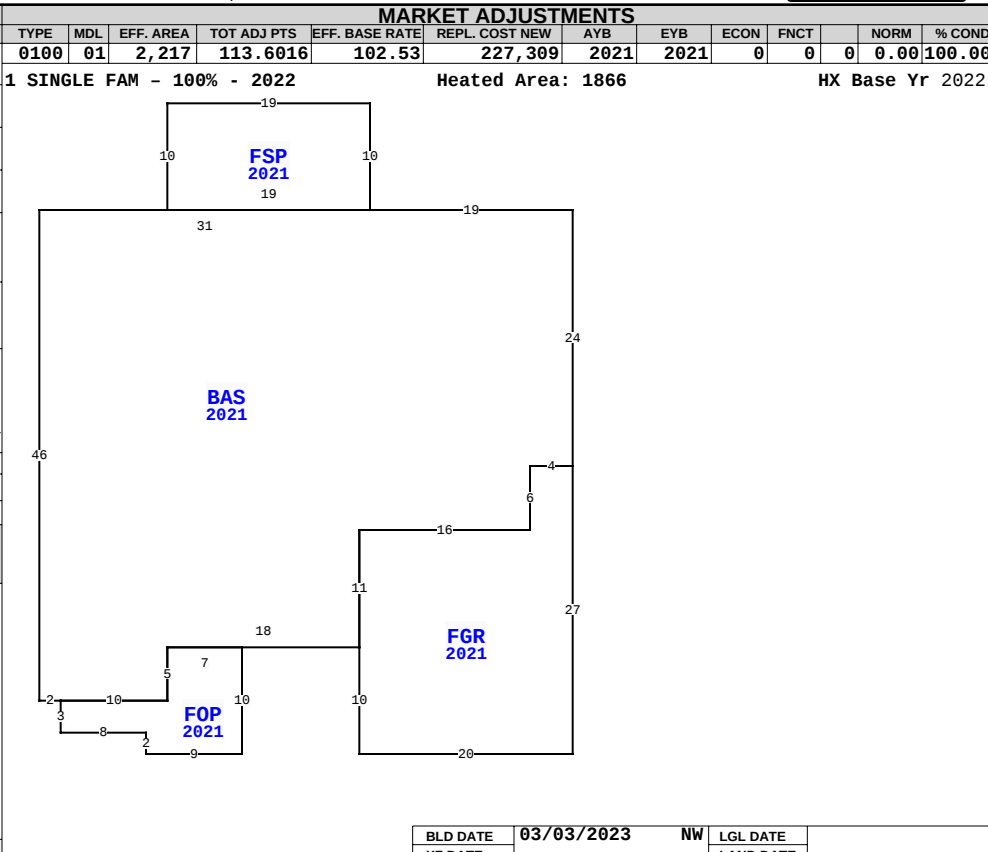
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,866	100	1,866	191,321
FGR	444	55	244	25,017
FOP	104	30	31	3,178
FSP	190	40	76	7,792
TOTALS	2,604		2,217	227,309

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		739.00	SF	5.20				3,843	

LAND DESCRIPTION			TOTAL OB/XF 3,843													
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
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

REVIEW DATE 09/09/2021 BY JH



95340 ORCHID BLOSSOM TR, FERNANDINA BEACH, FL 32034	BLD DATE 03/03/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF 3,843																
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
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

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		227,309			
TOTAL MARKET OB/XF VALUE		3,843			
TOTAL LAND VALUE - MARKET		75,000			
TOTAL MARKET VALUE		306,152			
SOH/AGL Deduction		26,065			
ASSESSED VALUE		280,087			
TOTAL EXEMPTION VALUE		50,000		HX HB	
BASE TAXABLE VALUE		230,087			
TOTAL JUST VALUE		306,152			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		271,929			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011641	CO ISSUED	0	06/30/2021
B2011641	NEW CONSTR	259,100	11/24/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2476/1622	6/29/2021	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					SALE PRICE 324,300
GRANTEE: GALLERANI LISA M					
2476/0369	6/30/2021	WD	U	V	11
GRANTOR: DFC AMELIA CONCOURSE					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2021] W19 FSP=[YR=2021] N10 W19 S10 E19\$ W31 S46 E2 FOP=[YR=2021] S3 E8 S2 E9 N10 W7 S5 W10\$ E10 N5 E18 FGR=[YR=2021] S10 E20 N27 W4 S6 W16 S11\$ N11 E16 N6 E4 N24\$.																

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