LOT 68
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

MALKIN KENNETH B & BARBARA
95408 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0068-0000

BUILDING CHARACTERISTICS

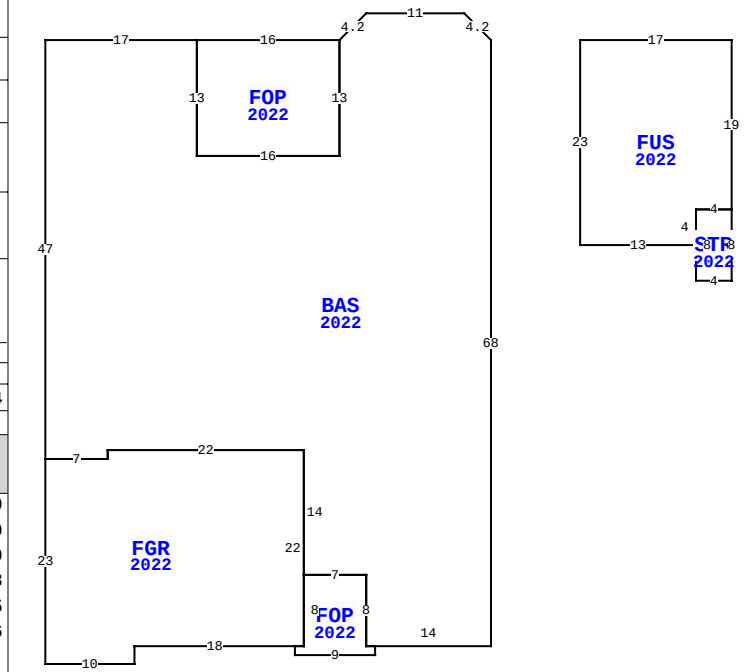
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,547	100	2,547	250,930
FGR	651	55	358	35,270
FOP	65	30	20	1,970
FOP	208	30	62	6,108
FUS	375	100	375	36,945
STR	32	10	3	296
TOTALS	3,878		3,365	331,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,365	109.1580	98.52	331,520	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2922 HX Base Yr 2023



95408 ORCHID BLOSSOM TR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		331,520
TOTAL MARKET OB/XF VALUE		21,206
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		427,726
SOH/AGL Deduction		0
ASSESSED VALUE		427,726
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		377,726
TOTAL JUST VALUE		427,726
NCON VALUE		352,726
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107997	CO ISSUED	0	04/01/2022
B2107997	NEW CONSTR	419,995	06/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2553/0046	3/28/2022	WD	Q	I	01	486,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MALKIN KENNETH BENJ						
2463/1157	5/20/2021	WD	U	V	30	496,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] U3 L3 W11 D3 L3 FOP=[YR=2022] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2022] S23 E10 N2 E18 FOP=[YR=2022] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N22 W22 S1 W7$ E7 N1 E22 S14 E7 S8 E14 N68$ PTR= E10 FUS=[YR=2022] E17 S19 STR=[YR=2022] S8 W4 N8 E4$ W4 S4 W13 N23$ W10$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2022	3	100	3,500	
2	0855	CONC PAVER	0	100	0	0	1,125.00	SF	10.00	10.00	100	2022	2022	3	100	11,250	
3	0462	ST/AL FNC	0	100	84	0	336.00	SF	10.00	10.00	100	2022	2022	3	100	3,360	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	100	300	
5	0476	VF 6 SBPL	0	100	0	0	78.00	LF	32.00	32.00	100	2022	2022	3	100	2,496	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 21,206

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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							

REVIEW DATE 05/03/2022 BY HS Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS