LOT 70
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

SWARINGEN JAMES B & DEBORAH T
95430 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0070-0000

BUILDING CHARACTERISTICS

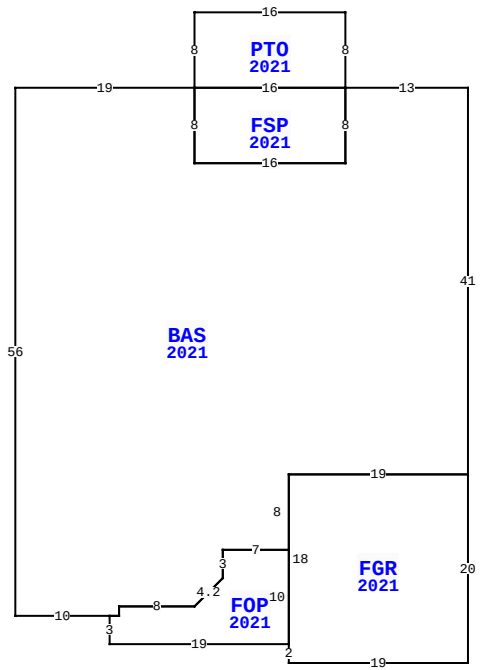
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,211	100	2,211	219,243
FGR	380	55	209	20,724
FOP	122	30	37	3,669
FSP	128	40	51	5,057
PTO	128	5	6	595
TOTALS	2,969		2,514	249,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,514	109.8720	99.16	249,288	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2211 HX Base Yr 2022



95430 ORCHID BLOSSOM TR, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	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		249,288
TOTAL MARKET OB/XF VALUE		3,619
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		327,907
SOH/AGL Deduction		111,532
ASSESSED VALUE		216,375
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		166,375
TOTAL JUST VALUE		327,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105859	NEW CONSTR	318,406	05/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2519/1109	11/24/2021	WD	Q	I	01	342,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SWARINGEN JAMES B &						
2439/1606	3/03/2021	WD	U	V	30	770,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

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 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$.

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	0811	CONCRETE B	0	100	0	0	696.00	SF	5.20	5.20	100	2021	2021	3	100	3,619	

LAND DESCRIPTION

TOTAL OB/XF 3,619

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		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