LOT 72
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

CLENDENEN PATRICIA A
95446 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0072-0000

BUILDING CHARACTERISTICS

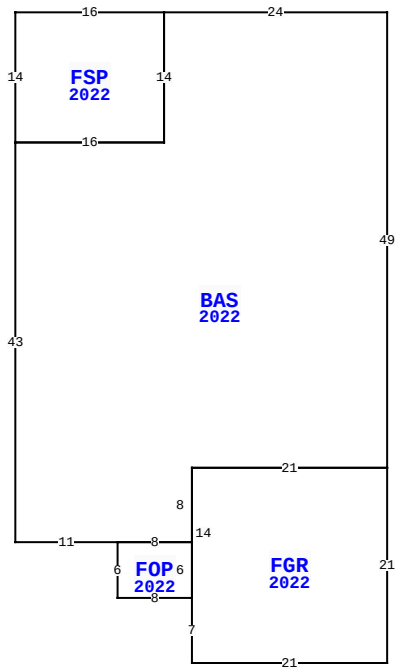
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,888	100	1,888	193,218
FGR	441	55	243	24,869
FOP	48	30	14	1,433
FSP	224	40	90	9,211
TOTALS	2,601		2,235	228,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,235	113.3958	102.34	228,730	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1888 HX Base Yr 2023



95446 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		228,730
TOTAL MARKET OB/XF VALUE		3,767
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		307,497
SOH/AGL Deduction		0
ASSESSED VALUE		307,497
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		257,497
TOTAL JUST VALUE		307,497
NCON VALUE		232,497
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015779	NEW CONSTR	317,054	11/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2591/0580	9/15/2022	WD	Q	I	01	457,500
GRANTOR: BASIRICO RONALD J & H						
GRANTEE: CLENDENEN PATRICIA						
2576/1948	7/07/2022	WD	Q	I	01	415,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BASIRICO RONALD J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 FSP=[YR=2022] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2022] S6 E8 FGR=[YR=2022] S7 E21 N21 W21 S14$ N6 W8$ E8 N8 E21 N49$.

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	672.00	SF	5.20	5.20	100	2022	2022	3	100	3,494	
2	0810	CONCRETE A	0	100	0	0	42.00	SF	6.50	6.50	100	2022	2022	3	100	273	

LAND DESCRIPTION

TOTAL OB/XF 3,767

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	000000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 10/19/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS