LOT 74
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

TERLEP RYAN GREGORY
95462 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0074-0000

BUILDING CHARACTERISTICS

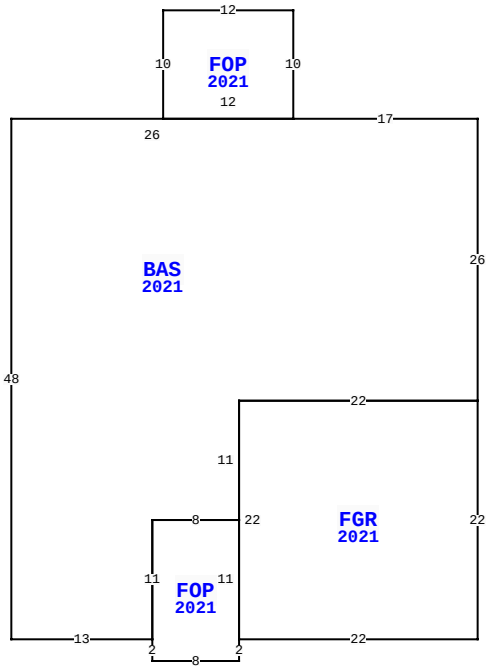
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,492	100	1,492	158,913
FGR	484	55	266	28,332
FOP	104	30	31	3,302
FOP	120	30	36	3,834
TOTALS	2,200		1,825	194,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,825	118.0200	106.51	194,381	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1492 HX Base Yr 2022



95462 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		194,381
TOTAL MARKET OB/XF VALUE		3,708
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		273,089
SOH/AGL Deduction		24,281
ASSESSED VALUE		248,808
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		198,808
TOTAL JUST VALUE		273,089
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2009170	CO ISSUED	0	02/10/2021
B2009170	NEW CONSTR	215,047	10/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2439/1061	2/25/2021	WD	Q	I	01	286,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: TERLEP RYAN GREGORY						
2395/1495	9/25/2020	WD	U	V	30	840,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 FOP=[YR=2021] N10 W12 S10 E12$ W26 S48 E13
FOP=[YR=2021] S2 E8 N2 FGR=[YR=2021] E22 N22 W22 S22$ N11 W8
S11$ N11 E8 N11 E22 N26$.

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	713.00	SF	5.20	5.20	100	2021	2021	3	100	3,708	

LAND DESCRIPTION

TOTAL OB/XF 3,708

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 09/10/2021 BY JH Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS