

LOTZ JOHN & JULIE
95031 ORCHID PL
FERNANDINA BEACH, FL 32034

30-2N-28-0151-0092-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 1	4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				381,007			
TOTAL MARKET OB/XF VALUE				49,716			
TOTAL LAND VALUE - MARKET				75,000			
TOTAL MARKET VALUE				505,723			
SOH/AGL Deduction				296,526			
ASSESSED VALUE				209,197			
TOTAL EXEMPTION VALUE				HX HB	50,000		
BASE TAXABLE VALUE				159,197			
TOTAL JUST VALUE				505,723			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				489,594			
PERMIT NUM		DESCRIPTION		AMT		ISSUED	
B1804216		SWIM POOL		54,635		06/01/2018	
18004321		CO ISSUED		0		04/30/2018	
B1705908		NEW CONSTR		411,442		10/01/2017	
SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2529/1552	1/07/2022	QC	U	I	11	100	
GRANTOR: LOTZ JOHN CALVIN III							
GRANTEE: LOTZ JOHN & JULIE							
2198/0627	5/18/2018	WD	Q	I	01	442,400	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: LOTZ JOHN CALVIN II							
BUILDING NOTES							
BUILDING DIMENSIONS							
BAS=[YR=2018] W17 FOP=[YR=2018] N8 W16 S21 E16 N13\$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E2 S1 E10 N1 E1 FOP=[YR=2018] S1 E9 N1 FGR=[YR=2018] E10 S2 E18 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$ PTR=E20 FUS=[YR=2018] E17 S41 W13 STR=[YR=2018] S4 W6 N4 E2 N2 E4 S2\$ N2 W4 N39\$ W20\$.							
ND UE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
75,000							
Common: 75,000 PRINTED 08/06/2024 BY SYS							