

SUMNER VANCE & DAWN
95491 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

30-2N-28-0152-0004-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4		
VALUATION SUMMARY									
VALUATION BY				STANDARD					
Tax Group: 4				Tax Dist:					
BUILDING MARKET VALUE				301,422					
TOTAL MARKET OB/XF VALUE				3,672					
TOTAL LAND VALUE - MARKET				75,000					
TOTAL MARKET VALUE				380,094					
SOH/AGL Deduction				148,455					
ASSESSED VALUE				231,639					
TOTAL EXEMPTION VALUE				HX HB		50,000			
BASE TAXABLE VALUE				181,639					
TOTAL JUST VALUE				380,094					
NCON VALUE				0					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				366,453					
PERMIT NUM		DESCRIPTION			AMT		ISSUED		
C2003037		CO ISSUED			0		11/10/2020		
B2003037		NEW CONSTR			318,564		04/07/2020		
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2589/0701		9/01/2022		WD	Q	I	01	500,000	
GRANTOR: FINLEY ROY D JR & CHA									
GRANTEE: SUMNER VANCE & DAWN									
2408/0361		11/09/2020		WD	Q	I	01	309,800	
GRANTOR: DREAM FINDERS HOMES L									
GRANTEE: FINLEY ROY D JR & C									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2020] W16 S8 FOP=[YR=2020] W16 S6 D2 R2 E14 N8\$ S8 W14 U2 L2 N6 W12 S36 FGR=[YR=2020] S22 E20 N11 FOP=[YR=2020] E9 N6 W9 S6\$ N11 W20\$ E20 S5 E9 S14 E15 N63 \$ PTR= E15 FUS=[YR=2020] E14 S32 STR=[YR=2020] S4 W7 N7 E3 S3 E4\$ W4 N3 W3 S7 W7 N36\$ W15\$.									
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
75,000									
Common: 75,000 PRINTED 08/06/2024 BY SYS									