LOT 8
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

SUMNER JERRY H & MARY F
95459 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0008-0000

NASSAU COUNTY PROPERTY

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	99	N/A 100
Heating Type		N/A 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

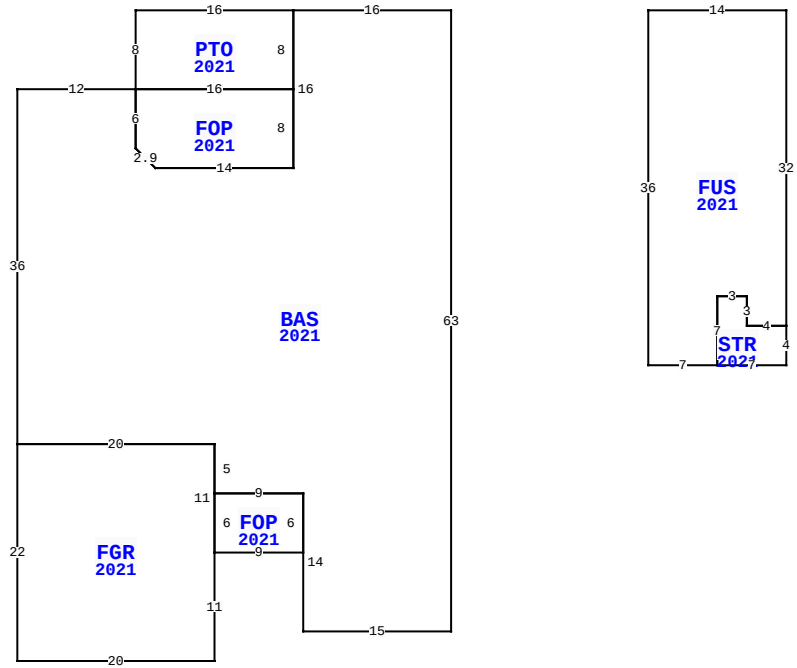
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	1,916	180,729
FGR	440	55	242	22,827
FOP	54	30	16	1,509
FOP	126	30	38	3,584
FUS	467	100	467	44,051
PTO	128	5	6	566
STR	37	10	4	377
TOTALS	3,168		2,689	253,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,689	99.7920	94.80	254,917	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2383 HX Base Yr 2022



95459 ORCHID BLOSSOM TR, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,642
TOTAL MARKET OB/XF VALUE		3,712
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		332,354
SOH/AGL Deduction		120,163
ASSESSED VALUE		212,191
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		162,191
TOTAL JUST VALUE		332,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2106865	NEW CONSTR	0	05/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2509/1985	10/29/2021	WD	Q	I	02	433,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SUMNER JERRY H & MA						
2463/1157	5/20/2021	WD	U	V	30	496,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 PTO=[YR=2021] W16 S8 FOP=[YR=2021] S6 D2 R2 E14 N8 W16$ E16 N8$ S16 W14 U2 L2 N6 W12 S36
FGR=[YR=2021] S22 E20 N11 FOP=[YR=2021] E9 N6 W9 S6$ N11 W20$ E20 S5 E9 S14 E15 N63$ PTR=E20 FUS=[YR=2021] E14 S32
STR=[YR=2021] S4 W7 N7 E3 S3 E4$ W4 N3 W3 S7 W7 N36$ W20$.

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	721.00	SF	5.20	5.20	100	2021	2021	3	99	3,712	

LAND DESCRIPTION

TOTAL OB/XF 3,712

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	000136	C	SFR INT	100		RSF-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 08/06/2024 BY SYS