LOT 10
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

LOWIS RANDI S & JOSEPH
7643 GATE PKWY STE 104-1775
JACKSONVILLE, FL 32256

2024

30-2N-28-0152-0010-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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

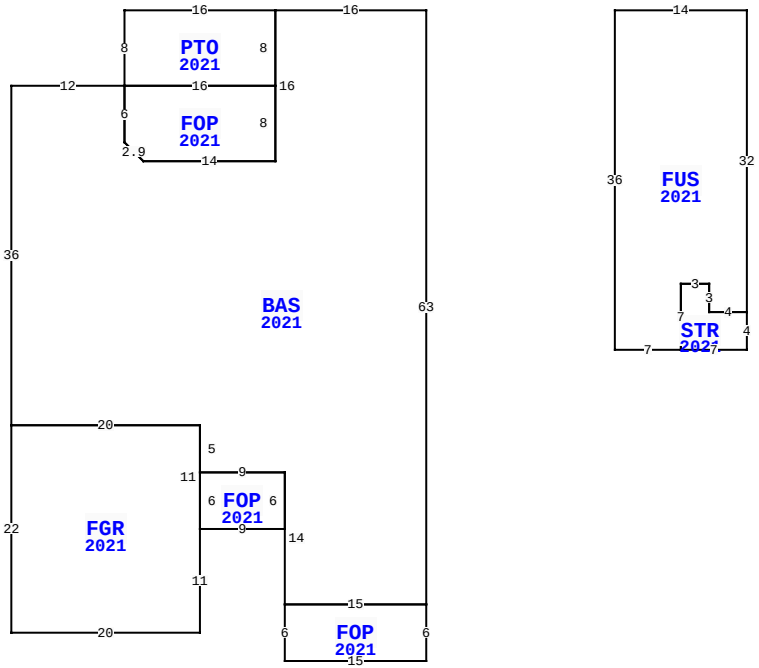
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	1,916	202,634
FGR	440	55	242	25,593
FOP	54	30	16	1,692
FOP	90	30	27	2,856
FOP	126	30	38	4,019
FUS	467	100	467	49,389
PTO	128	5	6	635
STR	37	10	4	423
TOTALS	3,258		2,716	287,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,716	111.8880	106.29	288,684	2021	2021	0	0	0	0.50	99.50

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



95443 ORCHID BLOSSOM TR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		287,241
TOTAL MARKET OB/XF VALUE		4,072
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		366,313
SOH/AGL Deduction		32,734
ASSESSED VALUE		333,579
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		283,579
TOTAL JUST VALUE		366,313
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106409	CO ISSUED	0	12/01/2021
B2106409	NEW CONSTR	340,775	05/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2707/1533	4/12/2024	WD	Q	I	01	513,000
GRANTOR: ADAMS RICHARD ANDREW						
GRANTEE: LOWIS RANDI S & JOS						
2518/1287	11/30/2021	WD	Q	I	01	424,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ADAMS RICHARD ANDRE						

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 FOP=[YR=2021] S6 E15 N6 W15$ 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	791.00	SF	5.20	5.20	100	2021	2021	3	99	4,072	

LAND DESCRIPTION

TOTAL OB/XF 4,072

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