LOT 11
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

GREENE CECILIA P
95435 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0011-0000

BUILDING CHARACTERISTICS

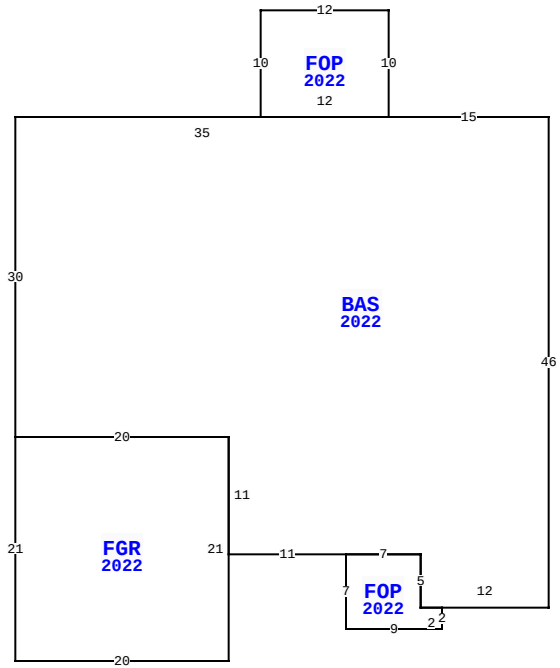
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,890	100	1,890	203,610
FGR	420	55	231	24,886
FOP	53	30	16	1,724
FOP	120	30	36	3,878
TOTALS	2,483		2,173	234,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,173	113.3958	107.73	234,097	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1890 HX Base Yr 2023



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

95435 ORCHID BLOSSOM TR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		234,097
TOTAL MARKET OB/XF VALUE		3,916
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		313,013
SOH/AGL Deduction		78,861
ASSESSED VALUE		234,152
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,152
TOTAL JUST VALUE		313,013
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2114108	NEW CONSTR	310,163	10/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2563/1286	5/13/2022	WD	Q	I	01	389,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GREENE CECILIA P						
2511/1165	11/04/2021	WD	U	V	30	186,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 FOP=[YR=2022] N10 W12 S10 E12$ W35 S30 FGR=[YR=2022] S21 E20 N21 W20$ E20 S11 E11 FOP=[YR=2022] S7 E9 N2 W2 N5 W7$ E7 S5 E12 N46$.

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	753.00	SF	5.20	5.20	100	2022	2022	3	100	3,916	

LAND DESCRIPTION

TOTAL OB/XF 3,916

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		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 05/02/2022 BY HS Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS