LOT 12
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

DOODLE LAND LLC
95427 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

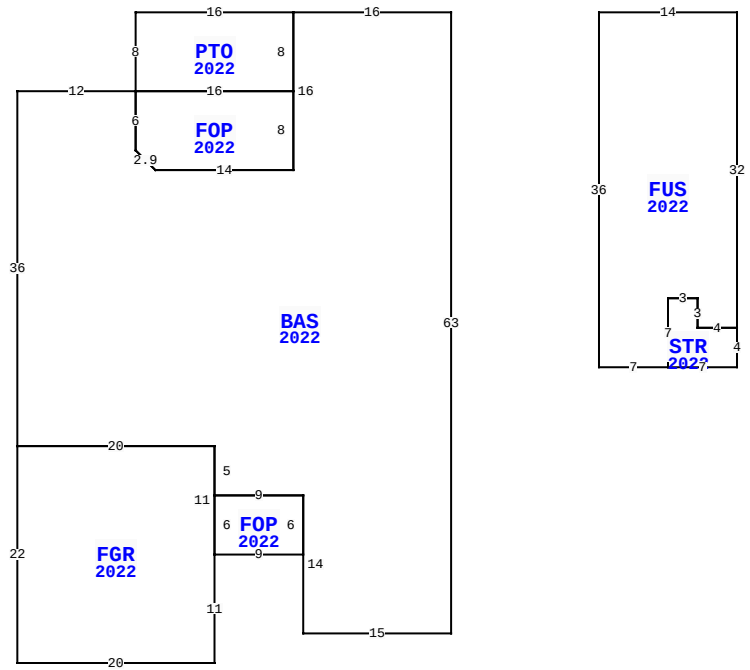
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	216,144
FGR	440	55	242	27,300
FOP	54	30	16	1,805
FOP	126	30	38	4,287
FUS	467	100	467	52,682
PTO	128	5	6	677
STR	37	10	4	451
TOTALS	3,168		2,689	303,346

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	118.7424	112.81	303,346	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2383 HX Base Yr



95427 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	303,346
TOTAL MARKET OB/XF VALUE	5,974
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	384,320
SOH/AGL Deduction	0
ASSESSED VALUE	384,320
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	384,320
TOTAL JUST VALUE	384,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	369,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018267	ADDITION	6,140	12/12/2022
21016242	NEW CONSTR	389,164	11/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2578/0288	7/08/2022	WD	Q	I	02	472,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DOODLE LAND LLC						
2521/1610	12/14/2021	WD	U	V	30	400,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 PTO=[YR=2022] W16 S8 FOP=[YR=2022] S6 D2 R2 E14 N8 W16$ E16 N8$ S16 W14 U2 L2 N6 W12 S36
FGR=[YR=2022] S22 E20 N11 FOP=[YR=2022] E9 N6 W9 S6$ N11 W20$ E20 S5 E9 S14 E15 N63$ PTR=E15 FUS=[YR=2022] E14 S32
STR=[YR=2022] S4 W7 N7 E3 S3 E4$ W4 N3 W3 S7 W7 N36$ W15$.

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	0	0	0	656.00	SF	5.20	5.20	100	2022	2022	3	100	3,411	
2	0810	CONCRETE A	0	0	0	0	60.00	SF	6.50	6.50	100	2022	2022	3	100	390	
3	0911	SCRN RM A	0	0	8	16	128.00	SF	17.50	17.50	100	2022	2022	3	97	2,173	

LAND DESCRIPTION

TOTAL OB/XF 5,974

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	0		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 01/11/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS