

LOT 20
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

RAMIREZ DIOGENES & VANESSA NEEDHAM
95353 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0020-0000



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/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5 100
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
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NEIGHBORHOOD/LOC	4067.200
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,477	100	2,477	240,571
FGR	638	55	351	34,090
FOP	72	30	22	2,136
FOP	208	30	62	6,022
FUS	1,106	100	1,106	107,417

TOTALS	4,501		4,018	390,236
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0 100	0	0	1,011.00	SF	5.20	
2	0810	CONCRETE A	0 100	3	9	27.00	SF	6.50	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,018	102.7488	97.61	392,197	2021	2021	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2022 Heated Area: 3583 HX Base Yr											

95353 ORCHID BLOSSOM TR, FERNANDINA BEACH	BLD DATE 03/03/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

L N	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	1,011.00	SF	5.20	5.20	100	2021	2021	3	99	5,205	
2	0810	CONCRETE A	0 100	3	9	27.00	SF	6.50	6.50	100	2021	2021	3	99	174	

LAND DESCRIPTION										TOTAL OB/XF 5,379									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				390,236	
TOTAL MARKET OB/XF VALUE				5,379	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				470,615	
SOH/AGL Deduction				4,002	
ASSESSED VALUE				466,613	
TOTAL EXEMPTION VALUE		13		466,613	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				470,615	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				453,022	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2106837	CO ISSUED	0	01/05/2022
B2106837	NEW CONSTR	512,947	05/26/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2529/1342	12/31/2021	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: RAMIREZ DIOGENES &					
2430/1055	2/01/2021	WD	U	V	30
GRANTOR: DFC AMELIA CONCOURSE					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W17 FOP=[YR=2021] W16 S13 E16 N13\$ S13 W16 N13 W17 S47 FGR=[YR=2021] S22 E18 N2 E10FOP=[YR=2021] S1 E9 N1 W1 N9 W7 S9 W1\$ E1 N21 W22 S1 W7\$ E7 N1 E22 S12 E7 S9 E14 N67\$ PTR=E10 FUS=[YR=2021] E17 S64 W4 S2 W 9 N2 W4 N64\$ W10\$.									