LOT 23
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

CHECK STEPHEN A & JULIANNE
95321 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

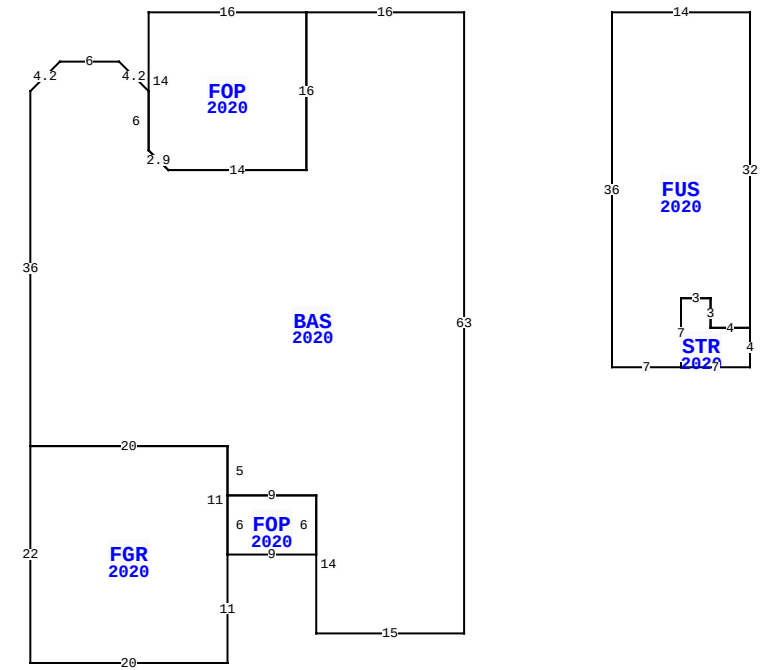
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,943	100	1,943	215,347
FGR	440	55	242	26,822
FOP	54	30	16	1,773
FOP	254	30	76	8,424
FUS	467	100	467	51,759
STR	37	10	4	443
TOTALS	3,195		2,748	304,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,748	118.4400	112.52	309,205	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2410 HX Base Yr 2024



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

95321 ORCHID BLOSSOM TR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		304,567
TOTAL MARKET OB/XF VALUE		4,504
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		384,071
SOH/AGL Deduction		0
ASSESSED VALUE		384,071
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		334,071
TOTAL JUST VALUE		384,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006097	CO ISSUED	0	11/30/2020
B2006097	NEW CONSTR	324,241	07/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2629/0039	3/28/2023	WD	Q	I	01	440,000
GRANTOR: BINKLEY MORGAN REID &						
GRANTEE: CHECK STEPHEN A & J						
2413/0456	11/30/2020	WD	Q	I	01	288,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BINKLEY MORGAN REID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 FOP=[YR=2020] W16 S14 D2 R2 E14 N16$ S16 W14 U2 L2 N6 U3 L3 W6 D3 L3 S36 FGR=[YR=2020] S22 E20 N11 FOP=[YR=2020] E9 N6 W9 S6$ N11 W20$ E20 S5 E9 S14 E15 N63$ PTR= E15 FUS=[YR=2020] E14 S32 STR=[YR=2020] 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	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2020	2020	3	99	386	
2	0810	CONCRETE A	0	100	0	0	640.00	SF	6.50	6.50	100	2020	2020	3	99	4,118	

LAND DESCRIPTION

TOTAL OB/XF 4,504

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	000134	C	SFR POND	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 01/08/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS