

LOT 24
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

CALLAHAN KATHLEEN B
95313 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0024-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	31	HARDIE BRD 100	0100	01	2,995	116.9595	111.11	332,774	2020	2020	0	0	0	1.00	99.00	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM - 100% - 2023													Heated Area: 2550													
Roof Cover	03	COMP SHNGL 100	HX Base Yr 2023																										
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 50																											
Interior Floo	13	LVT/LAMMT 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.	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	2,550	100	2,550	280,498																									
FGR	622	55	342	37,620																									
FOP	65	30	20	2,200																									
FSP	208	40	83	9,130																									
TOTALS			3,445	2,995												329,446													
EXTRA FEATURES															95313 ORCHID BLOSSOM TR, FERNANDINA BEACH														
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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2020	2020	3	99	3,465													
2	0810	CONCRETE A	0	100	8	3		24.00	SF 6.50	6.50	100	2020	2020	3	99	154													
3	0810	CONCRETE A	0	100	0	0		875.00	SF 6.50	6.50	100	2020	2020	3	99	5,631													
4	0476	VF 6 SBPL	0	100	0	0		245.00	LF 32.00	32.00	100	2020	2020	3	96	7,526													
5	0470	VNYL GATE	0	100	0	0		1.00	UT 300.00	300.00	100	2020	2020	3	96	288													
6	0479	VF PICKET	0	100	0	0		70.00	LF 10.00	10.00	100	2020	2020	3	96	672													
7	0470	VNYL GATE	0	100	0	0		1.00	UT 300.00	300.00	100	2020	2020	3	96	288													
TOTAL OB/XF 18,024																													
LAND DESCRIPTION																													
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	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 01/08/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																													