

LOT 28
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

DUTTON KATI LYNN
95281 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0028-0000



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	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
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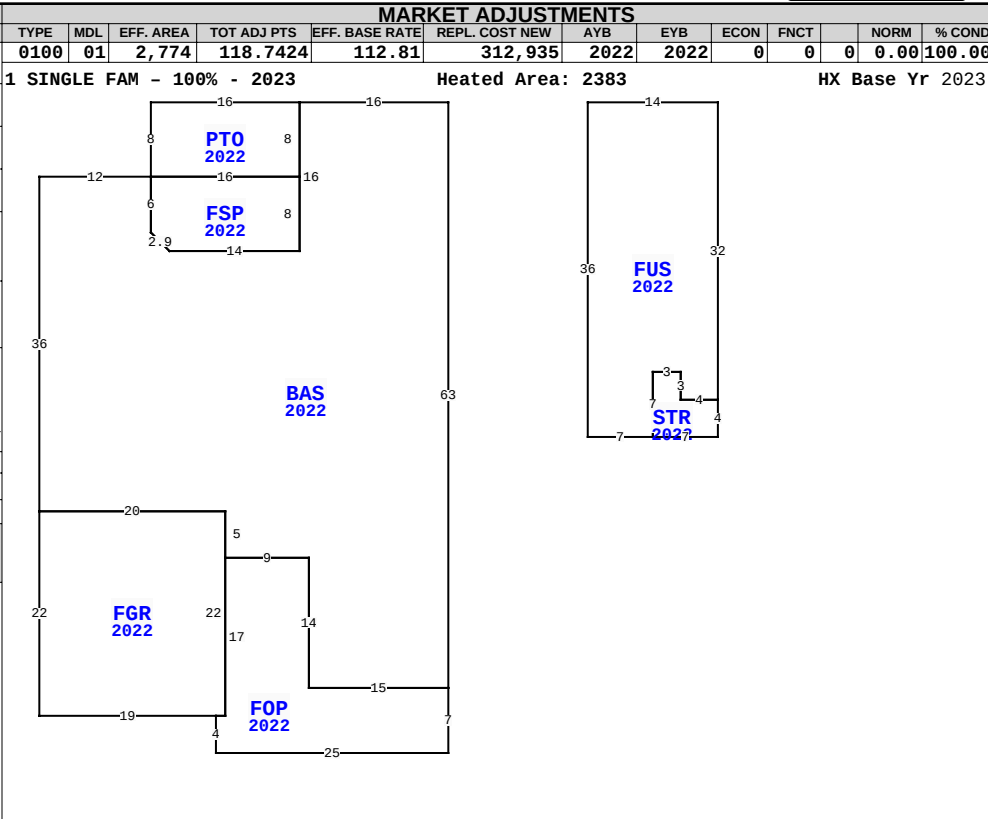
NEIGHBORHOOD/LOC 4067.200

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	298	30	89	10,040
FSP	126	40	50	5,641
FUS	467	100	467	52,682
PTO	128	5	6	677
STR	37	10	4	451

TOTALS	3,412		2,774	312,935
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EXTRA FEATURES

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	732.00	SF	5.20	5.20	100	2022	2022	3	100	3,806	
2	0810	CONCRETE A	0	100	0	0	21.00	SF	6.50	6.50	100	2022	2022	3	100	137	



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

95281 ORCHID BLOSSOM TR, FERNANDINA BEACH, FL 32034																
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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		312,935
TOTAL MARKET OB/XF VALUE		3,943
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		391,878
SOH/AGL Deduction		4,358
ASSESSED VALUE		387,520
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		337,520
TOTAL JUST VALUE		391,878
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017157	NEW CONSTR	397,247	12/10/2021

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2582/1787	7/29/2022	WD	Q	I	01	468,400

GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DUTTON KATI LYNN						
2533/0858	1/25/2022	WD	U	V	30	80,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BAS=[YR=2022] W16 PTO=[YR=2022] W16 S8 FSP=[YR=2022] S6 D2 R2 E14 N8 W16\$ E16 N8\$ S16 W14 U2 L2 N6 W12 S36FGR=[YR=2022] S22 E19 FOP=[YR=2022] S4 E25 N7 W15 N14 W9 S17 W1\$ E1 N22 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\$.																
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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
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