

LOT 29
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

GAYNOR CRISTYN MARIE/GAYNOR PAUL
95273 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0029-0000



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

NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100	1,888	212,985
FGR	420	55	231	26,059
FOP	48	30	14	1,579
FOP	224	30	67	7,558
FUS	399	100	399	45,011
STR	48	10	5	564

TOTALS 3,027 2,604 293,757

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	0	0	0	652.00	SF	5.20	5.20	100	2022	2022	3	100	3,390	
2	0810	CONCRETE A	0	0	0	0	48.00	SF	6.50	6.50	100	2022	2022	3	100	312	

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	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 10/19/2022 BY DJ

MARKET ADJUSTMENTS													TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1 SINGLE FAM - 0% - 2023													0100	01	2,604	118.7424	112.81	293,757	2022	2022	0	0	0.00	100.00
Heated Area: 2287													HX Base Yr											

95273 ORCHID BLOSSOM TR, FERNANDINA BEACH, FL 32034

BLD DATE 03/03/2023 NW LGL DATE

XF DATE LAND DATE

INC DATE AG DATE

TOTAL OB/XF 3,702

LAND DESCRIPTION

LAND USE DESCRIPTION

CLAS

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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		293,757			
TOTAL MARKET OB/XF VALUE		3,702			
TOTAL LAND VALUE - MARKET		75,000			
TOTAL MARKET VALUE		372,459			
SOH/AGL Deduction		0			
ASSESSED VALUE		372,459			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		372,459			
TOTAL JUST VALUE		372,459			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		357,773			

PERMIT NUM DESCRIPTION AMT ISSUED

22000546 NEW CONSTR 373,568 01/10/2022

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2592/0502 9/19/2022 WD Q I 01 435,500

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: GAYNOR CRISTYN MARI

2540/0398 2/16/2022 WD U V 30 800,000

GRANTOR: DFC AMELIA CONCOURSE

GRANTEE: DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W16 BAS=[YR=2022] W24 S49 FGR=[YR=2022] S20 E21

N6 FOP=[YR=2022] E8 N6 W8 S6\$ N14 W21\$ E21 S8 E19 N43 W16

N14\$ S14 E16 N14\$ PTR= E15 FUS=[YR=2022] E21 S20 W14

STR=[YR=2022] W10 N9 E3 S6 E7 S3\$ N3 W7 N17\$ W15\$.

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REVIEW DATE 10/19/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS