

LOT 32
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

CONAWAY MICHELLE
95249 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0032-0000



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.	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	1,916	100	1,916	216,144
FGR	440	55	242	27,300
FOP	54	30	16	1,805
FSP	126	40	50	5,641
FUS	467	100	467	52,682
PTO	128	5	6	677
STR	37	10	4	451
TOTALS	3,168		2,701	304,700

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	636.00	SF	5.20
2	0810	CONCRETE A	0	100	0	0	60.00	SF	6.50

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,701	118.7424	112.81	304,700	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 2383 HX Base Yr 2023											
95249 ORCHID BLOSSOM TR, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		304,700	
TOTAL MARKET OB/XF VALUE		3,697	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		383,397	
SOH/AGL Deduction		4,189	
ASSESSED VALUE		379,208	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		329,208	
TOTAL JUST VALUE		383,397	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		368,163	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000788	NEW CONSTR	389,164	01/13/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2582/1747	7/29/2022	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: CONAWAY MICHELLE					
2540/0398	2/16/2022	WD	U	V	30
GRANTOR: DFC AMELIA CONCOURSE					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES									
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BUILDING DIMENSIONS									
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 S36 FGR=[YR=2022] S22 E20 N11 FOP=[YR=2022] E9 N6 W9 S6\$ N11 W20\$ E20 S5 E9 S14 E15 N63\$ PTR=E15 STR=[YR=2022] E7 FUS=[YR=2022] E7 S36 W14 N32 E4 S3 E3 N7\$ S7 W3 N3 W4 N4\$ W15\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00