

LOT 35
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

HOPKINS ROBERT M JR & JENNIFER CUNANAN
95225 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0035-0000



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
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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	126	30	38	4,287
FOP	200	30	60	6,769
FUS	467	100	467	52,682
PTO	128	5	6	677
STP	37	10	4	451

TOTALS	3,314		2,733	308,310
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	716.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	
3	0476	VF 6 SBPL	0	100	0	0	198.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,733	118.7424	112.81	308,310	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 2383 HX Base Yr 2023											

95225 ORCHID BLOSSOM TR, FERNANDINA BEACH											
BLD DATE 03/03/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		308,310	
TOTAL MARKET OB/XF VALUE		11,082	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		394,392	
SOH/AGL Deduction		3,970	
ASSESSED VALUE		390,422	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		335,422	
TOTAL JUST VALUE		394,392	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		379,050	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000551	NEW CONSTR	393,475	01/10/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2588/1856	8/29/2022	WD	Q	I	02
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: HOPKINS ROBERT MERL					
2540/0398	2/16/2022	WD	U	V	30
GRANTOR: DFC AMELIA CONCOURSE					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES											
BAS=[YR=2022] W16 PTO=[YR=2022] W16 S8 FOP=[YR=2022] S6 D2 R2 E14 N8 W16\$ E16 N8\$ S16 W14 U2 L2 N6 W12 S36 FGR=[YR=2022] S22 E19 FOP=[YR=2022] S4 E11 N7 W1 N14 W9 S17 W1\$ E1 N22 W20\$ E20 S5 E9 S14 E15 N63 \$ PTR=E15 FUS=[YR=2022] E14 S32 STP=[YR=2022] S4 W7 N7 E3 S3 E4\$ W4 N3 W3 S7 W7 N36\$ W15\$.											

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