LOT 38
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

MYERS ALBERT VINCENT JR
95201 ORCHID BLOSSOM TR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 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

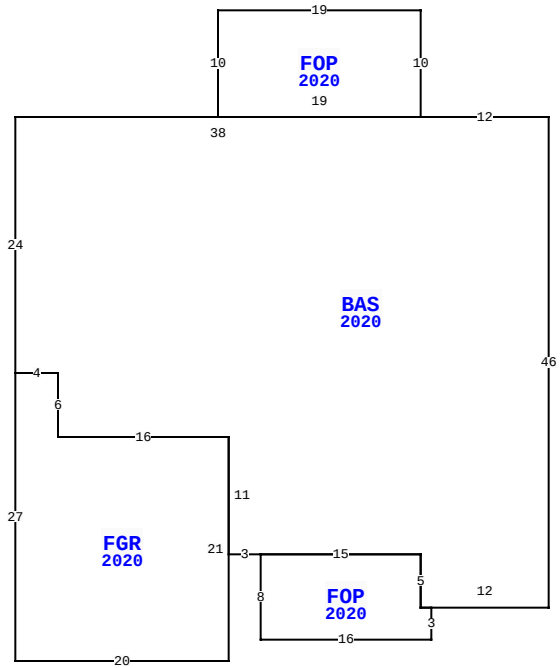
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,866	100	1,866	212,915
FGR	444	55	244	27,841
FOP	123	30	37	4,222
FOP	190	30	57	6,504
TOTALS	2,623		2,204	251,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,204	121.9365	115.84	255,311	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1866 HX Base Yr 2021



95201 ORCHID BLOSSOM TR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		251,481
TOTAL MARKET OB/XF VALUE		3,773
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		330,254
SOH/AGL Deduction		86,287
ASSESSED VALUE		243,967
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		193,967
TOTAL JUST VALUE		330,254
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2007748	CO ISSUED	0	12/10/2020
B2007748	NEW CONSTR	257,468	08/26/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2415/1875	12/10/2020	WD	Q	I	01	275,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MYERS ALBERT VINCEN						
2389/0024	8/31/2020	WD	U	V	30	560,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 FOP=[YR=2020] N10 W19 S10 E19$ W38 S24
FGR=[YR=2020] S27 E20 N21 W16 N6 W4$ E4 S6 E16 S11 E3
FOP=[YR=2020] S8 E16 N3 W1 N5 W15$ E15 S5 E12 N46$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2020	2020	3	99	386	
2	0811	CONCRETE B	0	100	0	0	658.00	SF	5.20	5.20	100	2020	2020	3	99	3,387	

LAND DESCRIPTION

TOTAL OB/XF 3,773

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 12/16/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS