

LOT 41
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

FORD MAURICE/SOARES NATALIA
95177 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0041-0000



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	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
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	1,909	100	1,909	202,634
FGR	420	55	231	24,520
FOP	48	30	14	1,487
FOP	224	30	67	7,112
FUS	376	100	376	39,911
STR	56	10	6	637

TOTALS	3,033		2,603	276,300
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	622.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

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

REVIEW DATE 09/08/2021 BY JH

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,603	112.2912	106.68	277,688	2021	2021	0	0	0	0.50	99.50	
1 SINGLE FAM - 100% - 2022 Heated Area: 2285 HX Base Yr 2022													
95177 ORCHID BLOSSOM TR, FERNANDINA BEACH													

TOTAL OB/XF													
6,667													

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6,667													

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			276,300
TOTAL MARKET OB/XF VALUE			6,667
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			357,967
SOH/AGL Deduction			32,476
ASSESSED VALUE			325,491
TOTAL EXEMPTION VALUE			55,000
BASE TAXABLE VALUE			270,491
TOTAL JUST VALUE			357,967
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			345,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2101904	CO ISSUED	0	08/18/2021
B2101904	NEW CONSTR	310,841	02/17/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2489/0008	8/18/2021	WD Q	I	01	
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: FORD MAURICE & NATA					
2430/1055	2/01/2021	WD U	V	30	
GRANTOR: DFC AMELIA CONCOURSE					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2021] W16 BAS=[YR=2021] W24 S50 FGR=[YR=2021] S20 E21 N7 FOP=[YR=2021] E8 N6 W8 S6\$ N13 W21\$ E21 S7 E19 N43 W16 N14\$ S14 E16 N14\$ PTR= E15 FUS=[YR=2021] E14 STR=[YR=2021] E10 S8 W4 N4 W6 N4\$ S4 E6 S16 W20 N20 \$ W15\$.									