LOT 43
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

THE MAN
95172 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

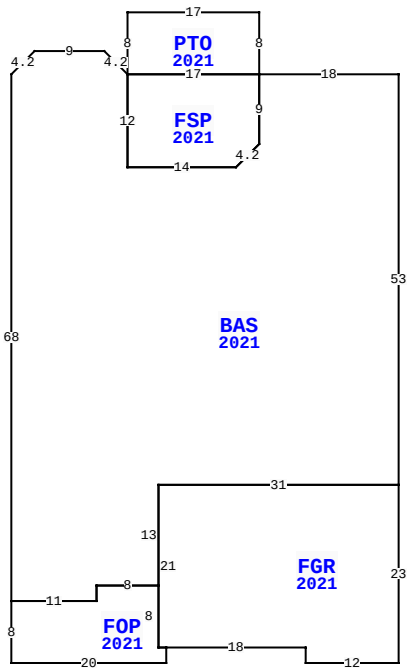
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,756	100	2,756	275,318
FGR	675	55	371	37,062
FOP	170	30	51	5,094
FSP	200	40	80	7,992
PTO	136	5	7	699
TOTALS	3,937		3,265	326,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,265	105.6804	100.40	327,806	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2756 HX Base Yr 2022



95172 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		326,167
TOTAL MARKET OB/XF VALUE		6,776
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		407,943
SOH/AGL Deduction		63,366
ASSESSED VALUE		344,577
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		294,577
TOTAL JUST VALUE		407,943
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2012224	CO ISSUED	0	06/30/2021
B2012224	NEW CONSTR	378,429	12/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	6/29/2021	CN	Q	I	01	375,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: THE MAN						
2395/1495	9/25/2020	WD	U	V	30	840,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 PTO=[YR=2021] N8 W17 S8 FSP=[YR=2021] S12 E14 U3 R3 N9 W17$ E17$ S9 D3 L3 W14 N12 U3 L3 W9 D3 L3 S68 FOP=[YR=2021] S8 E20 N2 FGR=[YR=2021] E18 S2 E12 N23 W31 S21 E1$ W1 N8 W8 S2 W11$ E11 N2 E8 N13 E31 N53$.

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	0812	CONCRETE C	0	100	0	0	1,711.00	SF	4.00	4.00	100	2021	2021	3	99	6,776	

LAND DESCRIPTION

TOTAL OB/XF 6,776

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 09/09/2021 BY JH Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS