

LOT 46
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

ENLOE CLAY W & KERRI A
95198 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0046-0000



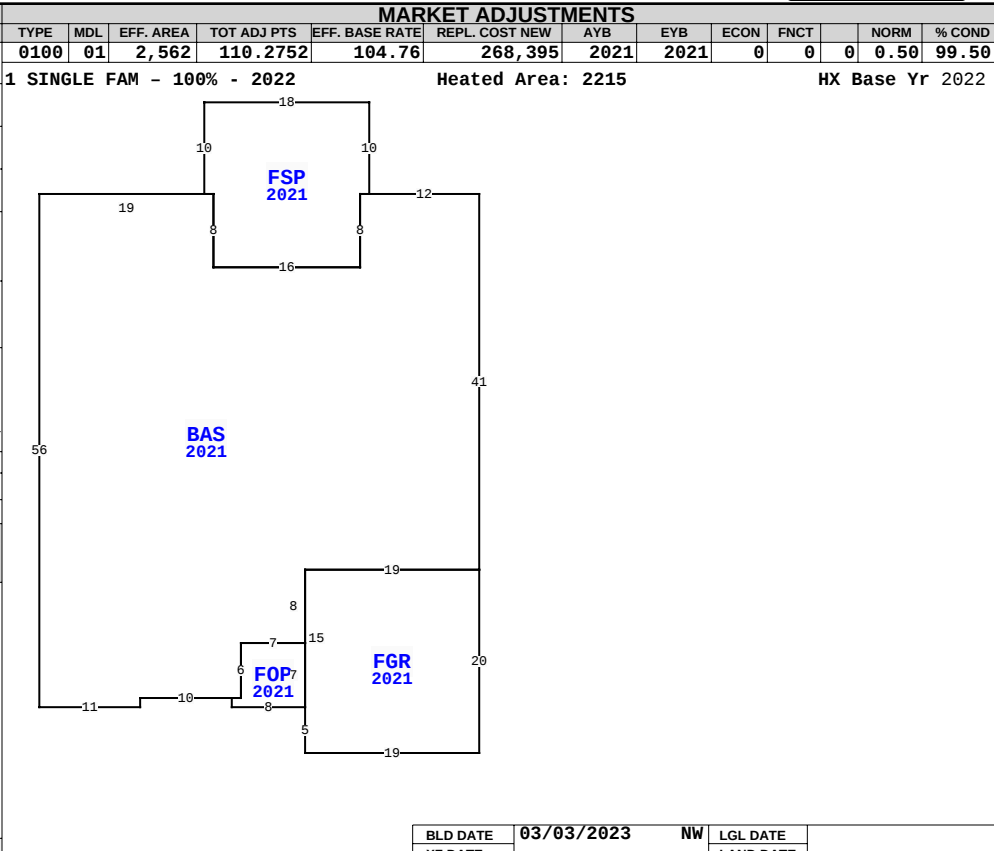
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
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	2,215	100	2,215	230,883
FGR	380	55	209	21,786
FOP	50	30	15	1,563
FSP	308	40	123	12,821
TOTALS	2,953		2,562	267,053

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	684.00	SF	5.20	5.20	100	2021

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	1.00



TOTAL OB/XF											
3,521											

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3,521											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						267,053					
TOTAL MARKET OB/XF VALUE						3,521					
TOTAL LAND VALUE - MARKET						75,000					
TOTAL MARKET VALUE						345,574					
SOH/AGL Deduction						30,734					
ASSESSED VALUE						314,840					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						264,840					
TOTAL JUST VALUE						345,574					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						333,527					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2101348	CO ISSUED	0	08/02/2021
B2109326	GLASS SHOWER ENCL	7,500	07/16/2021
B2101348	NEW CONSTR	301,773	02/05/2021

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2484/1235	7/30/2021	WD	Q	I	02	326,200			
GRANTOR: DREAM FINDERS HOMES L									
GRANTEE: ENLOE CLAY W & KERR									
2430/1055	2/01/2021	WD	U	V	30	980,000			
GRANTOR: DFC AMELIA CONCOURSE									
GRANTEE: DREAM FINDERS HOMES									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W12 FSP=[YR=2021] N10 W18 S10 E1 S8 E16 N8 E1S W1 S8 W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2021] S1 E8 FGR=[YR=2021] S5 E19 N20 W19 S15\$ N7 W7 S6 W1\$ E1 N6 E7 N8 E19 N41\$.											