LOT 47
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

BACHMANN MARK DAVID
95206 ORCHID BLOSSOM TR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0047-0000

BUILDING CHARACTERISTICS

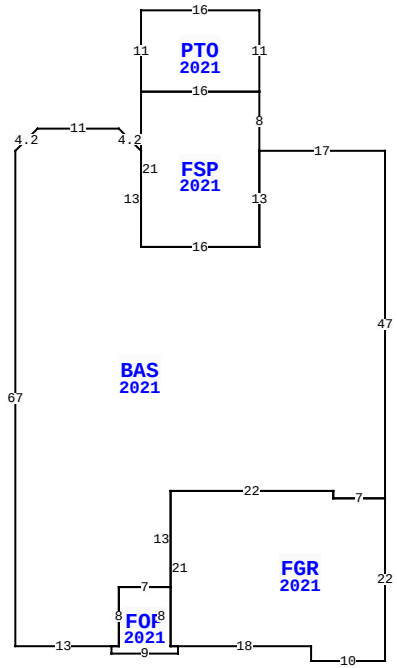
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	2,526	100	2,526	254,629
FGR	622	55	342	34,475
FOP	65	30	20	2,016
FSP	336	40	134	13,508
PTO	176	5	9	907
TOTALS	3,725		3,031	305,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,031	106.6464	101.31	307,071	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2526 HX Base Yr 2022



95206 ORCHID BLOSSOM TR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		305,536
TOTAL MARKET OB/XF VALUE		54,506
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		435,042
SOH/AGL Deduction		31,996
ASSESSED VALUE		403,046
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		353,046
TOTAL JUST VALUE		435,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		422,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015505	ADDITION	13,000	10/17/2022
22006036	SWIM POOL	90,000	04/19/2022
C2011490	CO ISSUED	0	05/11/2021
B2011490	NEW CONSTR	349,410	11/20/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2461/0705	5/11/2021	WD	Q	I	02	414,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BACHMANN MARK DAVID						
2385/1244	8/19/2020	WD	U	V	30	630,000
GRANTOR: DFC AMELIA COUMCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 FSP=[YR=2021] N8 PTO=[YR=2021] N11 W16 S11 E16$ W16 S21 E16 N13$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E13 FOP=[YR=2021] S1 E9 N1 FGR=[YR=2021] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E22 S1 E7 N47$.

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	0811	CONCRETE B	0	100	0	0	904.00	SF	5.20	5.20	100	2021	2021	3	99	4,654	
2	0911	SCRN RM A	0	100	0	0	897.00	SF	17.50	17.50	100	2022	2022	3	97	15,227	
3	0861	POOL GUNIT	0	100	0	0	350.00	SF	85.00	85.00	100	2022	2022	3	98	29,155	
4	0855	CONC PAVER	0	100	0	0	547.00	SF	10.00	10.00	100	2022	2022	3	100	5,470	

LAND DESCRIPTION

TOTAL OB/XF 54,506

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 01/11/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS