

LOT 50
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

MURPHY JAMES OLIVER & PAMELA ANN
95244 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0050-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,916	100	1,916	216,891
FGR	440	55	242	27,394
FOP	54	30	16	1,811
FOP	126	30	38	4,302
PTO	128	5	6	679
TOTALS	2,664		2,218	251,078

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	658.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	60.00	SF	6.50	6.50	
3	0911	SCRN RM A	0	100	0	0	128.00	SF	17.50	17.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,218	119.1582	113.20	251,078	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 1916 HX Base Yr 2023											
BLD DATE	03/03/2023					NW	LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

95244 ORCHID BLOSSOM TR, FERNANDINA BEACH											
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		251,078	
TOTAL MARKET OB/XF VALUE		5,985	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		332,063	
SOH/AGL Deduction		146,876	
ASSESSED VALUE		185,187	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		135,187	
TOTAL JUST VALUE		332,063	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		319,576	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007623	ADDITION	6,600	08/01/2022
B2114585	NEW CONSTR	318,558	10/22/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2568/0860	5/26/2022	WD	Q	I	02
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: MURPHY JAMES OLIVER					
2513/0835	11/12/2021	WD	U	V	30
GRANTOR: DFC AMELIA CONCOURSE					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W12 PTO=[YR=2022] N8 W16 S8 FOP=[YR=2022] S8 E14 U2 R2 N6 W16\$ E16\$ S6 D2 L2 W14 N16 W16 S63 E15 N8 FOP=[YR=2022] E9 FGR=[YR=2022] S11 E20 N22 W20 S11\$ N6 W9 S6\$ N6 E9 N5 E20 N36\$.											