

LOT 52
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

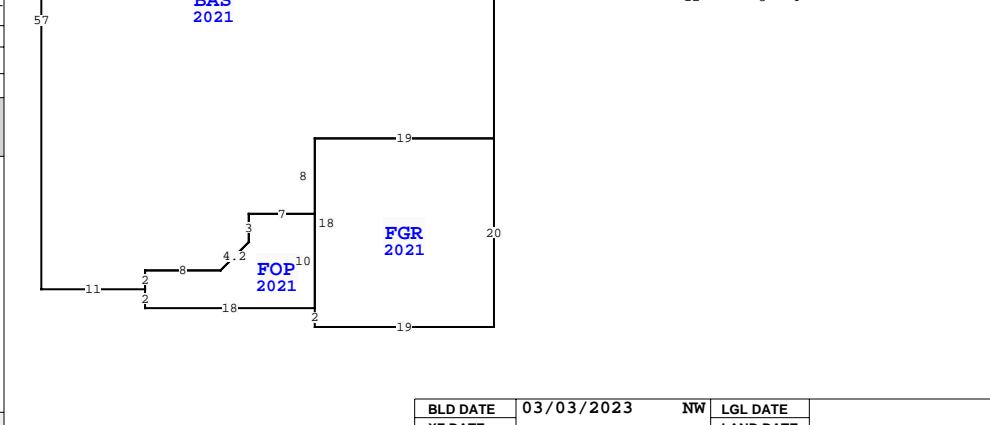
KELLY TY M & HALEY S
95260 ORCHID BLOSSOM TR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0052-0000

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 Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,983	109.9518	104.45	311,574	2021	2021	0	0	0	0.50	99.50		
1 SINGLE FAM - 100% - 2023 Heated Area: 2692 HX Base Yr 2023														



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	2,222	100	2,222	230,928
FGR	380	55	209	21,721
FOP	119	30	36	3,741
FOP	128	30	38	3,949
FUS	470	100	470	48,847
PTO	128	5	6	624
STR	24	10	2	208
TOTALS	3,471		2,983	310,016

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	310,016			
TOTAL MARKET OB/XF VALUE	10,640			
TOTAL LAND VALUE - MARKET	75,000			
TOTAL MARKET VALUE	395,656			
SOH/AGL Deduction	2,302			
ASSESSED VALUE	393,354			
TOTAL EXEMPTION VALUE	HX HB 50,000			
BASE TAXABLE VALUE	343,354			
TOTAL JUST VALUE	395,656			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	381,897			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011496	CO ISSUED	0	06/24/2021
B2011496	NEW CONSTR	353,268	11/20/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2476/0369	6/30/2021	WD	U	V	11	100
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						
2475/1674	6/24/2021	WD	Q	I	01	381,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KELLY TY M & HALEY						

EXTRA FEATURES																
L N	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	681.00	UT	5.20	5.20	100	2021	2021	3	99	3,506	
2	0462	ST/AL FNC	0	100	180	720.00	SF	10.00	10.00	100	2021	2021	3	95	6,840	
3	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	

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

BUILDING DIMENSIONS		
BAS=[YR=2021] W14 PTO=[YR=2021] N8 W16 S8 FOP=[YR=2021] S8 E16 N8 W16\$ E16\$ S8 W16 N8 W18 S57 E11 FOP=[YR=2021] S2 E18 FGR=[YR=2021] S2 E19 N20 W19 S18 \$ N10 W7 S3 D3 L3 W8 S2\$ N2 E8 U3 R3 N3 E7 N8 E19 N41\$ PTR=E15 FUS=[YR=2021] E19 S26 W4 STR=[YR=2021] N8 W3 S8 E3\$ N8 W3 S8 W12 N26\$ W15\$.		

LAND DESCRIPTION														TOTAL OB/XF 10,640										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							