LOT 56
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

SIMPSON SHIRLEY ANN
95292 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

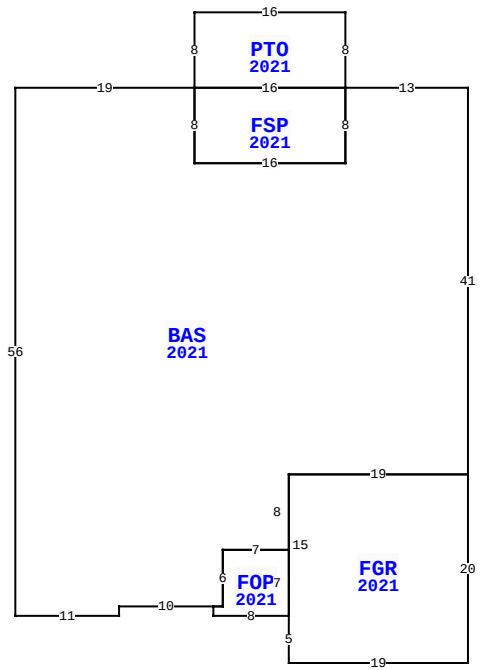
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100	2,215	243,801
FGR	380	55	209	23,005
FOP	50	30	15	1,651
FSP	128	40	51	5,613
PTO	128	5	6	660
TOTALS	2,901		2,496	274,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,496	117.0288	111.18	277,505	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2215 HX Base Yr 2022



95292 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		274,730
TOTAL MARKET OB/XF VALUE		10,706
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		360,436
SOH/AGL Deduction		158,471
ASSESSED VALUE		201,965
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		151,965
TOTAL JUST VALUE		360,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010835	CO ISSUED	0	04/01/2021
B2010835	NEW CONSTR	294,585	11/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2449/1062	3/31/2021	WD	Q	I	01	283,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SIMPSON SHIRLEY ANN						
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] W13 PTO=[YR=2021] N8 W16 S8 FSP=[YR=2021] S8 E16 N8 W16 $ E16$ 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$.

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	674.00	SF	5.20	5.20	100	2021	2021	3	99	3,470	
2	0462	ST/AL FNC	0	100	66	0	264.00	SF	10.00	10.00	100	2021	2021	3	95	2,508	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	
4	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2021	2021	3	98	4,140	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	

LAND DESCRIPTION

TOTAL OB/XF 10,706

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	000134	C	SFR POND	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