LOT 57
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

FALLON RYAN P
95300 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0057-0000

BUILDING CHARACTERISTICS

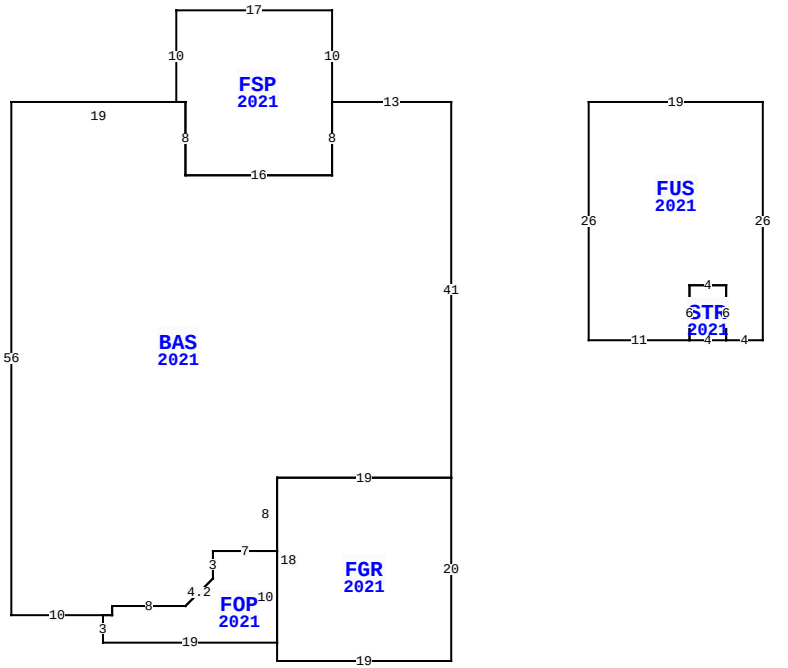
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,211	100	2,211	239,245
FGR	380	55	209	22,616
FOP	122	30	37	4,004
FSP	298	40	119	12,877
FUS	470	100	470	50,857
STR	24	10	2	217
TOTALS	3,505		3,048	329,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,048	115.0506	109.30	333,146	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2681 HX Base Yr 2022



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

95300 ORCHID BLOSSOM TR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	329,815
TOTAL MARKET OB/XF VALUE	3,454
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	408,269
SOH/AGL Deduction	36,106
ASSESSED VALUE	372,163
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	322,163
TOTAL JUST VALUE	408,269
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	393,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2013274	CO ISSUED	0	06/30/2021
B2013274	NEW CONSTR	360,666	01/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2476/0878	6/30/2021	WD	Q	I	01	327,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FALLON RYAN P						
2476/0369	6/30/2021	WD	U	V	11	100
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W13 FSP=[YR=2021] N10 W17S10 E1 S8 E16 N8$ S8 W16 N8 W19 S56 E10 FOP=[YR=2021] S3 E19 FGR=[YR=2021] S2 E19 N20 W19 S18$ N10 W7 S3 D3 L3 W8 S1 W1$ E1 N1 E8 U3 R3 N3 E7 N8 E19 N41$ PTR=E15 FUS=[YR=2021] E19 S26 W4 STR=[YR=2021] N6 W4 S6 E4$ N6 W4 S6 W11 N26$ W15$.

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	671.00	SF	5.20	5.20	100	2021	2021	3	99	3,454	

LAND DESCRIPTION

TOTAL OB/XF 3,454

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