LOT 59
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

FINNEGAN LIAM J/ANDRESS LESLIE L
95324 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

**2024**

**30-2N-28-0152-0059-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

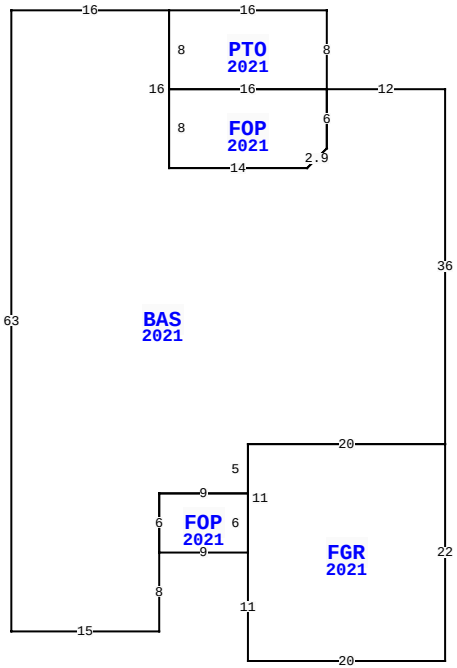
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| 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 | 202,109 |
| FGR | 440 | 55 | 242 | 25,527 |
| FOP | 54 | 30 | 16 | 1,688 |
| FOP | 126 | 30 | 38 | 4,009 |
| PTO | 128 | 5 | 6 | 633 |
| TOTALS | 2,664 | | 2,218 | 233,965 |

## 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 | 112.1610 | 106.55 | 236,328 | 2021 | 2021 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SINGLE FAM – 100% - 2024 Heated Area: 1916 HX Base Yr 2024




95324 ORCHID BLOSSOM TR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 233,965 |
| TOTAL MARKET OB/XF VALUE | | 12,403 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 321,368 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 321,368 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 271,368 |
| TOTAL JUST VALUE | | 321,368 |
| NCON VALUE | | 6,480 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 304,388 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B230008082 | SCRN ENCL | 4,254 | 06/23/2023 |
| 21002653 | NEW CONSTR | 261,880 | 03/17/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2644/302 | 5/26/2023 | WD | Q | I | 01 | 425,000 |
| GRANTOR: BENSON DIANE G & RAYM | | | | | | |
| GRANTEE: FINNEGAN LIAM J ET | | | | | | |
| 2516/1121 | 11/17/2021 | WD | Q | I | 01 | 304,500 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: BENSON DIANE GREENE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W12 PTO=[YR=2021] N8 W16 S8 FOP=[YR=2021] S8 E14 U2 R2 N6 W16$ E16$ S6 D2 L2 W14 N16 W16 S63 E15 N8 FOP=[YR=2021] E9 FGR=[YR=2021] S11 E20 N22 W20 S11$ N6 W9 S6$ N6 E9 N5 E20 N36$.

## 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 | 766.00 | SF | 5.20 | 5.20 | 100 | 2021 | 2021 | 3 | 99 | 3,943 | |
| 2 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2021 | 2021 | 3 | 99 | 1,980 | |
| 3 | 0912 | SCRN RM G | 0 | 100 | 0 | 0 | 128.00 | SF | 20.00 | 20.00 | 100 | 2024 | 2023 | | 100 | 2,560 | |
| 4 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 392.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 3,920 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,403

| 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 12/11/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS