

LOT 60
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

SKARBEK MICHAEL A & DENISE
95332 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0060-0000



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	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		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	2,204	100	2,204	226,600
FGR	399	55	219	22,516
FOP	50	30	15	1,542
FOP	120	30	36	3,701
FUS	474	100	474	48,733
PTO	120	5	6	617
STR	20	10	2	206
TOTALS	3,387		2,956	303,916

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	0		812.00	SF 5.20
2	0810	CONCRETE A	0	100	3	12		36.00	SF 6.50
3	0861	POOL GUNIT	0	100	0	0		382.00	SF 85.00
4	0855	CONC PAVER	0	100	0	0		658.00	SF 10.00
5	0871	POOL HTR R	0	100	0	0		1.00	UT 2,000.00
6	0462	ST/AL FNC	0	100	0	0		744.00	SF 10.00

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,956	108.7674	103.33	305,443	2021	2021	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 2678 HX Base Yr 2023											
95332 ORCHID BLOSSOM TR, FERNANDINA BEACH											

TOTAL OB/XF											
52,044											

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52,044											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		303,916	
TOTAL MARKET OB/XF VALUE		52,044	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		430,960	
SOH/AGL Deduction		310	
ASSESSED VALUE		430,650	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		380,650	
TOTAL JUST VALUE		430,960	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		418,107	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007672	SWIM POOL	79,052	08/01/2022
C2108220	CO ISSUED	0	12/30/2021
B2108220	NEW CONSTR	377,851	06/22/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2529/1266	12/30/2021	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: SKARBEK MICHAEL ANT					
2463/1157	5/20/2021	WD	U	V	30
GRANTOR: DFC AMELIA CONCOURSE					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2021] W14 PTO=[YR=2021] N8 W15 S8 FOP=[YR=2021] S8 E15 N8 W15\$ E15\$ S8 W15 N8 W19 S56 E11 N1 E10 FOP=[YR=2021] S1 E8 FGR=[YR=2021] S5 E19 N21 W19 S16\$ N7 W7 S6 W1\$ E1 N6 E7 N9 E19 N40\$ PTR=E10 FUS=[YR=2021] E19 S26 W4 STR=[YR=2021] W4 N5 E4 S5\$ N5 W4 S5 W11 N26\$ W10\$.					