

LOT 61
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

GALLERANI LISA M
95340 ORCHID BLOSSOM TR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0061-0000



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 Floo	13	LVT/LAMMT 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	1,866	100	1,866	200,372
FGR	444	55	244	26,200
FOP	104	30	31	3,329
FSP	190	40	76	8,161
TOTALS	2,604		2,217	238,063

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0 100	0	0	739.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		RSF-2	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,217	113.6016	107.92	239,259	2021	2021	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2022 Heated Area: 1866 HX Base Yr 2022											
95340 ORCHID BLOSSOM TR, FERNANDINA BEACH											

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

TOTAL OB/XF									
3,804									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		238,063	
TOTAL MARKET OB/XF VALUE		3,804	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		316,867	
SOH/AGL Deduction		28,377	
ASSESSED VALUE		288,490	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		238,490	
TOTAL JUST VALUE		316,867	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		306,152	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011641	CO ISSUED	0	06/30/2021
B2011641	NEW CONSTR	259,100	11/24/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2476/0369	6/30/2021	WD	U	V	11
GRANTOR: DFC AMELIA CONCOURSE					
GRANTEE: DREAM FINDERS HOMES					
2476/1622	6/29/2021	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: GALLERANI LISA M					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W19 FSP=[YR=2021] N10 W19 S10 E19\$ W31 S46 E2 FOP=[YR=2021] S3 E8 S2 E9 N10 W7 S5 W10\$ E10 N5 E18 FGR=[YR=2021] S10 E20 N27 W4 S6 W16 S11\$ N11 E16 N6 E4 N24\$.									