

LOT 62
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

RUSS ROY & DEBORAH
95348 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0062-0000



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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
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NEIGHBORHOOD/LOC	4067.200
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,505	100	2,505	258,842
FGR	603	55	332	34,306
FOP	214	30	64	6,613
FSP	208	40	83	8,576

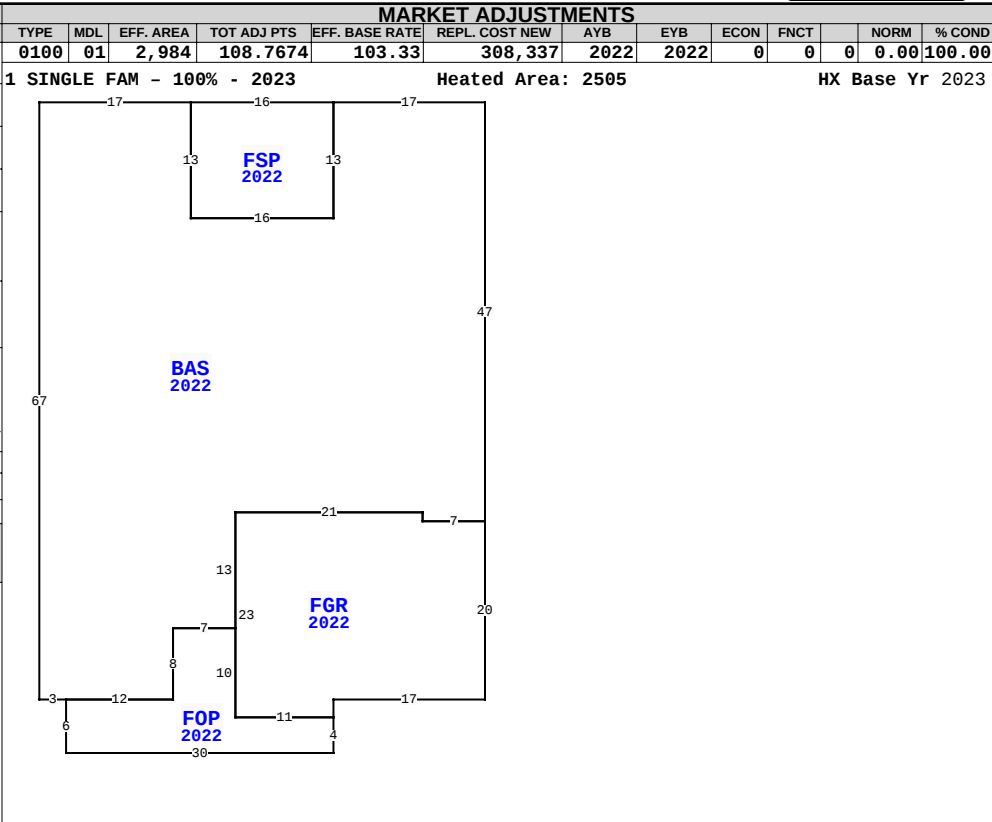
TOTALS	3,530		2,984	308,337
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EXTRA FEATURES

L N	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	0812	CONCRETE C	0	100	0	0	1,174.00	SF	4.00	4.00	100	2022	2022	3	100	4,696	
2	0911	SCRN RM A	0	100	10	23	230.00	SF	17.50	17.50	100	2022	2022	3	97	3,904	
3	0855	CONC PAVER	0	100	0	0	950.00	SF	10.00	10.00	100	2022	2022	3	100	9,500	
4	0855	CONC PAVER	0	100	19	17	323.00	SF	10.00	10.00	100	2022	2022	3	100	3,230	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							



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

95348 ORCHID BLOSSOM TR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		308,337
TOTAL MARKET OB/XF VALUE		21,330
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		404,667
SOH/AGL Deduction		3,626
ASSESSED VALUE		401,041
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		351,041
TOTAL JUST VALUE		404,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007168	ADDITION	10,000	08/01/2022
21008241	NEW CONSTR	366,379	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2560/1472	4/29/2022	WD	Q	I	02	451,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RUSS ROY & DEBORAH						
2473/1333	6/24/2021	WD	U	V	30	496,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W17 FSP=[YR=2022] W16 S13 E16 N13\$ S13 W16 N13
W17 S67 E3FOP=[YR=2022] S6 E30 N4 FGR=[YR=2022] N2 E17 N20 W7
N1 W21 S23 E11\$ W11 N10 W7 S8 W12\$ E12 N8 E7 N13 E21 S1 E7
N47\$.