

LOT 63
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

HERNANDEZ KELVIS & MARILEIDA
95356 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0063-0000



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 Floop	11	CLAY TILE 100
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
NEIGHBORHOOD/LOC	4067.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,756	100	2,756	304,496
FGR	675	55	371	40,990
FOP	170	30	51	5,635
FOP	200	30	60	6,629
TOTALS	3,801		3,238	357,750

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	0811	CONCRETE B	0 100	0	0	953.00	SF	5.20	5.20	100	2021	2021	3	99	4,906	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	

LAND DESCRIPTION			TOTAL OB/XF 8,371													
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
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

REVIEW DATE 09/09/2021 BY JH

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,238	116.8860	111.04	359,548	2021	2021	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2022 Heated Area: 2756 HX Base Yr 2022											
95356 ORCHID BLOSSOM TR, FERNANDINA BEACH, FL 32034											
BLD DATE 03/03/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	953.00	SF	5.20	5.20	100	2021
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2021

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

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				357,750	
TOTAL MARKET OB/XF VALUE				8,371	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				441,121	
SOH/AGL Deduction				52,148	
ASSESSED VALUE				388,973	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				338,973	
TOTAL JUST VALUE				441,121	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				425,033	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2100559	CO ISSUED	0	07/29/2021
B2109327	GLASS SHOWER ENCL	7,500	07/16/2021
B2100559	NEW CONSTR	383,102	01/20/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2484/1259	7/28/2021	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: HERNANDEZ KELVIS &					
2476/0369	6/30/2021	WD	U	V	11
GRANTOR: DFC AMELIA CONCOURSE					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2021] W18 FOP=[YR=2021] W17 S12 E14 R3 U3 N9\$ S9 D3 L3 W14 N12 U3 L3 W9 D3 L3 S68 FOP=[YR=2021] S8 E20 N2 FGR=[YR=2021] E18 S2 E12 N23 W31 S21 E1\$ W1 N8 W8 S2 W11\$ E11 N2 E8 N13 E31 N53\$.					

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