

LOT 65
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

RICE DAISY M & MICHAEL P
95376 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0065-0000



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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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	2,498	100	2,498	275,246
FGR	622	55	342	37,684
FOP	65	30	20	2,204
FSP	208	40	83	9,145

TOTALS	3,393		2,943	324,278
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	995.00	SF	4.00
2	0476	VF 6 SBPL	0	100	0	0	228.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00
5	0479	VF PICKET	0	100	0	0	42.00	LF	10.00

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

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	2,943	116.5647	110.74	325,908	2021	2021	0	0	0	0.50	99.50	
1 SINGLE FAM - 100% - 2022 Heated Area: 2498 HX Base Yr 2022													
95376 ORCHID BLOSSOM TR, FERNANDINA BEACH, FL 32034													

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

TOTAL OB/XF													
12,090													
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
1	000134	C	SFR POND	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		324,278	
TOTAL MARKET OB/XF VALUE		12,090	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		411,368	
SOH/AGL Deduction		38,994	
ASSESSED VALUE		372,374	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		322,374	
TOTAL JUST VALUE		411,368	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		396,817	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006759	CO ISSUED	0	01/28/2021
B2006759	NEW CONSTR	342,845	09/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2430/0481	1/29/2021	WD	Q	I	02	347,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RICE DAISY M & MICH						
2415/0032	12/07/2020	WD	U	V	30	350,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W17 FSP=[YR=2021] W16 S13 E16 N13\$ S13 W16 N13 W17 S67 E3 S2 E7 N2 E3 FOP=[YR=2021] S1 E9 N1 FGR=[YR=2021] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$.									

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