

LOT 68
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

MALKIN KENNETH B & BARBARA
95408 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0068-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,547	100	2,547	264,124
FGR	651	55	358	37,125
FOP	65	30	20	2,074
FOP	208	30	62	6,429
FUS	375	100	375	38,888
STR	32	10	3	311

TOTALS	3,878		3,365	348,950
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	0	0	1,125.00	SF	10.00
3	0462	ST/AL FNC	0	100	84	0	336.00	SF	10.00
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00
5	0476	VF 6 SBPL	0	100	0	0	78.00	LF	32.00
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,365	109.1580	103.70	348,950	2022	2022	0	0	0.00	100.00	
1 SINGLE FAM - 100% - 2023												
Heated Area: 2922												
HX Base Yr 2023												

TOTAL OB/XF												
21,108												

TOTAL OB/XF												
21,108												

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
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4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					348,950				
TOTAL MARKET OB/XF VALUE					21,108				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					445,058				
SOH/AGL Deduction					4,500				
ASSESSED VALUE					440,558				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					390,558				
TOTAL JUST VALUE					445,058				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					427,726				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107997	CO ISSUED	0	04/01/2022
B2107997	NEW CONSTR	419,995	06/28/2021

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2553/0046	3/28/2022	WD	Q	I	01	486,000			
GRANTOR: DREAM FINDERS HOMES L									
GRANTEE: MALKIN KENNETH BENJ									
2463/1157	5/20/2021	WD	U	V	30	496,000			
GRANTOR: DFC AMELIA CONCOURSE									
GRANTEE: DREAM FINDERS HOMES									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] U3 L3 W11 D3 L3 FOP=[YR=2022] W16 S13 E16 N13\$ S13 W16 N13 W17 S47 FGR=[YR=2022] S23 E10 N2 E18 FOP=[YR=2022] S1 E9 N1 W1 N8 W7 S8 W1\$ E1 N22 W22 S1 W7\$ E7 N1 E22 S14 E7 S8 E14 N68\$ PTR= E10 FUS=[YR=2022] E17 S19 STR=[YR=2022] S8 W4 N8 E4\$ W4 S4 W13 N23\$ W10\$.									