

LOT 69
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

MASON SUSAN M
95422 ORCHID BLOSSOM TR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0069-0000



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	2,507	100	2,507	276,237
FGR	549	55	302	33,276
FOP	65	30	20	2,204
FOP	208	30	62	6,832
TOTALS	3,329		2,891	318,548

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,064.00	SF	4.00	4.00

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	2,891	116.5647	110.74	320,149	2021	2021	0	0	0.50	99.50	
1 SINGLE FAM - 100% - 2022 Heated Area: 2507 HX Base Yr												
95422 ORCHID BLOSSOM TR, FERNANDINA BEACH												
BLD DATE 03/03/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE												

TOTAL OB/XF 4,213												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000134	C	SFR POND	100		RSF-2	0.00	0.00	1.00	LT		1.00

TOTAL OB/XF 4,213												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000134	C	SFR POND	100		RSF-2	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		318,548		
TOTAL MARKET OB/XF VALUE		4,213		
TOTAL LAND VALUE - MARKET		75,000		
TOTAL MARKET VALUE		397,761		
SOH/AGL Deduction		2,870		
ASSESSED VALUE		394,891		
TOTAL EXEMPTION VALUE		13	394,891	
BASE TAXABLE VALUE		0		
TOTAL JUST VALUE		397,761		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		383,389		