

LOT 73
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

DAYTON ANTHONY ZEBEDEE & JODY MARIE
95454 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0073-0000



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/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	1,878	100	1,878	199,922
FGR	400	55	220	23,420
FOP	60	30	18	1,917
FSP	150	40	60	6,387
TOTALS	2,488		2,176	231,645

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	0	0	565.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		RSF-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,176	113.1900	107.53	233,985	2020	2020	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2021 Heated Area: 1878 HX Base Yr 2021											
BLD DATE	03/03/2023					NW	LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

95454 ORCHID BLOSSOM TR, FERNANDINA BEACH											
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TOTAL OB/XF											
3,926											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										231,645	
TOTAL MARKET OB/XF VALUE										3,926	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										310,571	
SOH/AGL Deduction										83,311	
ASSESSED VALUE										227,260	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										177,260	
TOTAL JUST VALUE										310,571	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										300,093	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006275	CO ISSUED	0	12/21/2020
B2006275	NEW CONSTR	255,074	08/01/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2419/1730	12/21/2020	WD	Q	I	01	253,800	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: DAYTON ANTHONY ZEBE							
2385/1244	8/19/2020	WD	U	V	30	630,000	
GRANTOR: DFC AMELIA COUNCOURSE							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W25 FSP=[YR=2020] N10 W15 S10 E15\$ W15 S43 FOP=[YR=2020] S10 E6 N10 W6\$ E6 S17 E14 N1 FGR=[YR=2020] E20 N20 W20 S20\$ N20 E20 N39\$.											