LOT 141
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

HUDSON PROP HOLDINGS III LLC
2711 N HASKELL AVE
DALLAS, TX 75204

2024

30-2N-28-0152-0141-0000

NASSAU COUNTY PROPERTY

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

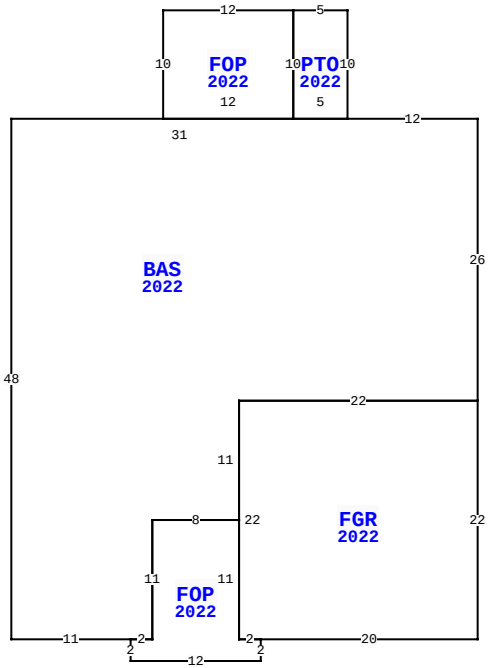
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,492	100	1,492	176,802
FGR	484	55	266	31,521
FOP	112	30	34	4,029
FOP	120	30	36	4,266
PTO	50	5	2	237
TOTALS	2,258		1,830	216,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,830	124.7400	118.50	216,855	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1492 HX Base Yr



95500 ORCHID BLOSSOM TR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	216,855
TOTAL MARKET OB/XF VALUE	13,710
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	305,565
SOH/AGL Deduction	0
ASSESSED VALUE	305,565
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,565
TOTAL JUST VALUE	305,565
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003095	CO ISSUED	0	11/01/2022
22006248	NEW CONSTR	262,793	04/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2607/1236	11/29/2022	WD	Q	I	01	376,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HUDSON PROPERTY HOL						
2556/1000	4/18/2022	WD	U	I	30	1,100,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 PTO=[YR=2022] N10 W5 FOP=[YR=2022] W12 S10 E12 N10$ S10 E5$ W31 S48 E11 FOP=[YR=2022] S2 E12 N2 FGR=[YR=2022] E20 N22 W22 S22 E2$ W2 N11 W8 S11 W2$ E2 N11 E8 N11 E22 N26$.

EXTRA FEATURES

LN	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	0855	CONC PAVER	0	0	0	0	1,371.00	SF	10.00	10.00	100	2022	2022	3	100	13,710	

LAND DESCRIPTION

TOTAL OB/XF 13,710

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/13/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS