LOT 87
IN OR 2232/1293
AMELIA CONCOURSE SUB PHASE 2

BERNIER LIVING TRUST/BERNIER JAMES T TRUSTEE
95016 ORCHID PL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0087-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 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		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

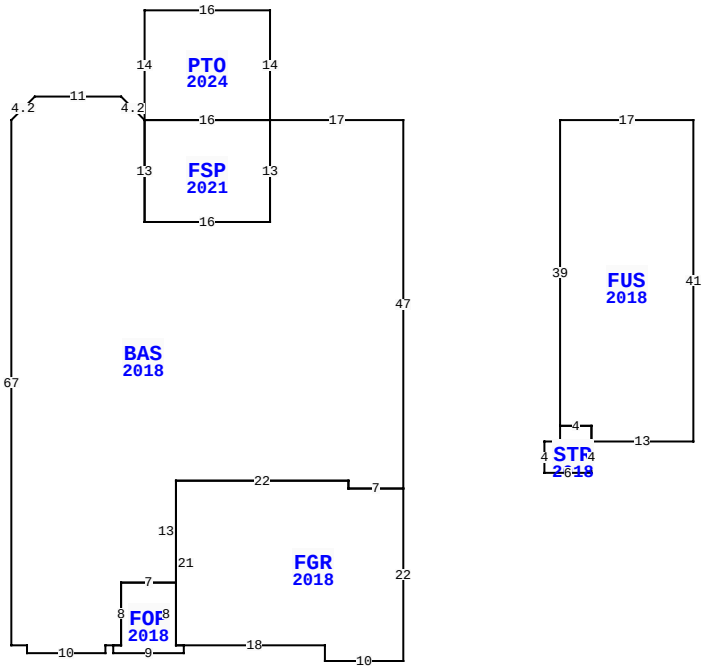
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,536	100	2018	2,536	279,557
FGR	622	55	2018	342	37,700
FOP	65	30	2018	20	2,204
FSP	208	40	2021	83	9,150
FUS	689	100	2018	689	75,953
PTO	224	5	2024	11	1,212
STR	32	10	2018	3	330
TOTALS	4,376			3,684	406,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,684	113.1165	113.12	416,734	2018	2018	0	0	0	2.55	97.45

1 SINGLE FAM – 100% - 2019 Heated Area: 3225 HX Base Yr 2019



95016 ORCHID PL, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/23/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		406,107
TOTAL MARKET OB/XF VALUE		10,108
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		501,215
SOH/AGL Deduction		156,938
ASSESSED VALUE		344,277
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		293,555
TOTAL JUST VALUE		501,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706077	CO ISSUED	0	06/22/2018
B176077	NEW CONSTR	409,494	10/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2232/1293	10/19/2018	WD	Q	I	01	368,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BERNIER LIVING TRUS						
2171/1433	1/16/2018	WD	U	V	30	288,200
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	981.00	SF	5.20	5.20	100	2018	2018	3	97	4,948	
2	0476	VF 6 SBPL	0	100	105	0	105.00	LF	32.00	32.00	100	2021	2021	3	96	3,226	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	
4	1076	TRELLIS A	0	100	16	14	224.00	SF	7.50	7.50	100	2024	2023		98	1,646	

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W17 S13 W16 N13 U3L3 W11 D3L3 S67 E2 S1 E10 N1 E1 E1 N8 E7 N13 E22 S1 E7 N47 $
FUS=[YR=2018;ORIG=20,0] E17 S41 W13 N2 W4 N39 $
FGR=[YR=2018;ORIG=-28,67] E18 S2 E10 N22 W7 N1 W22 S21 E1 $
FSP=[YR=2021;ORIG=-17,0] W16 S13 E16 N13 $
FOP=[YR=2018;ORIG=-37,67] S1 E9 N1 W1 N8 W7 S8 W1 $
STR=[YR=2018;ORIG=24,41] S4 W6 N4 E2 N2 E4 S2 $
PTR=[ORIG=0,0] E20 W20 $
PTO=[YR=2024;ORIG=-33,0] E16 N14 W16 S14 $
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LAND DESCRIPTION

TOTAL OB/XF 10,108

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	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/07/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS