LOT 88
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

POWER SEAN T & PAIGE BENTLEY
26 SPRING STREET
HAWTORNE, NY 10532

2025

30-2N-28-0151-0088-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
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		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

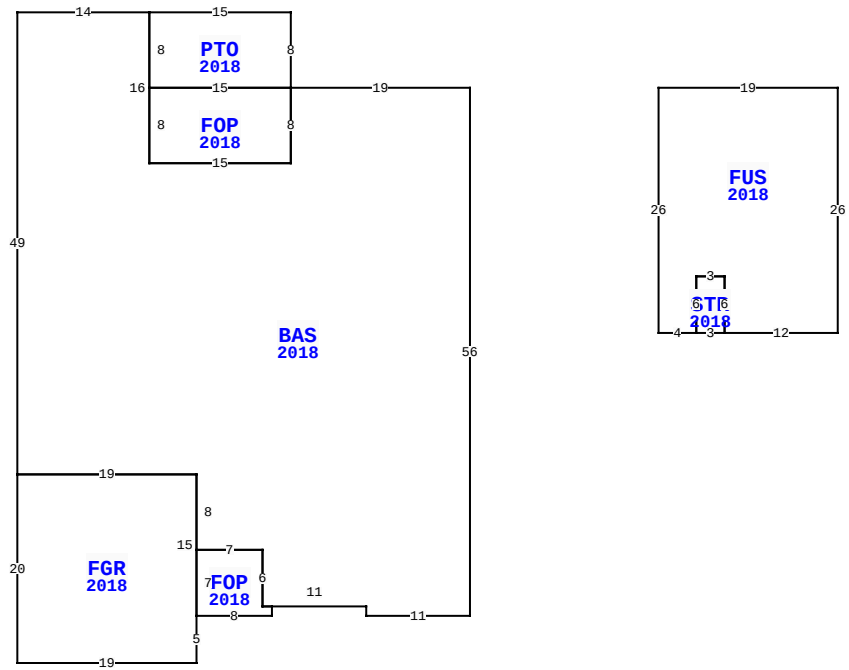
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,335	100	2018	2,335	265,659
FGR	380	55	2018	209	23,778
FOP	50	30	2018	15	1,706
FOP	120	30	2018	36	4,096
FUS	476	100	2018	476	54,155
PTO	120	5	2018	6	683
STR	18	10	2018	2	227
TOTALS	3,499			3,079	350,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,079	116.6928	116.69	359,289	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2811 HX Base Yr



95024 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	350,307
TOTAL MARKET OB/XF VALUE	4,524
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	439,831
SOH/AGL Deduction	0
ASSESSED VALUE	439,831
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	439,831
TOTAL JUST VALUE	439,831
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	414,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007105	CO ISSUED	0	07/13/2018
B1801877	NEW CONSTR	345,982	02/22/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2556/0396	4/18/2022	WD	Q	I	01	515,000
GRANTOR: WALTERS JASON ERIC &						
GRANTEE: POWER SEAN T & PAIG						
2211/1355	7/12/2018	WD	Q	I	01	305,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WALTERS JASON ERIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W19 PTO=[YR=2018] N8 W15 S8 FOP=[YR=2018] S8 E15 N8 W15$ E15$ S8 W15 N16 W14 S49 FGR=[YR=2018] S20 E19 N5 FOP=[YR=2018] E8 N1 W1 N6 W7 S7$ N15 W19$ E19 S8 E7 S6 E11 S1 E11 N56$ PTR=E20 FUS=[YR=2018] E19 S26 W12 STR=[YR=2018] W3 N6 E3 S6$ N6 W3 S6 W4 N26$ W20$.

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	0	0	0	897.00	SF	5.20	5.20	100	2018	2018	3	97	4,524	

LAND DESCRIPTION

TOTAL OB/XF 4,524

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	0		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