LOT 90
IN OR 2181/926
AMELIA CONCOURSE SUB PHASE 2

CAULDER THOMAS ALEXANDER & NATALIE FERNANDEZ
95040 ORCHID PLACE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0090-0000

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 100
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

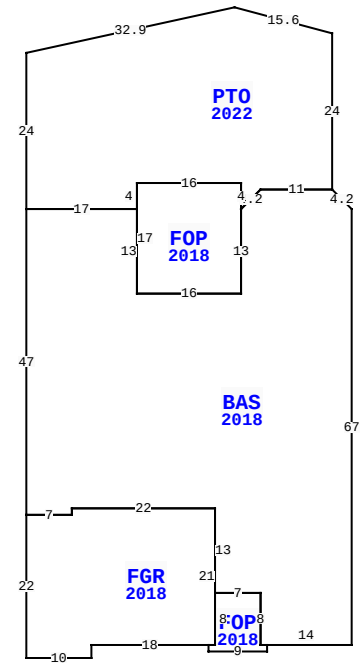
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,526	100	2018	2,526	290,247
FGR	622	55	2018	342	39,297
FOP	65	30	2018	20	2,298
FOP	272	30	2018	82	9,422
PTO	1,214	5	2022	61	7,009
TOTALS	4,699			3,031	348,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,031	117.8520	117.85	357,203	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 2526 HX Base Yr 2019



95040 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		348,273
TOTAL MARKET OB/XF VALUE		10,218
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		443,491
SOH/AGL Deduction		157,900
ASSESSED VALUE		285,591
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		234,869
TOTAL JUST VALUE		443,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1708334	CO ISSUED	0	02/23/2018
B1708334	NEW CONSTR	431,464	09/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2181/0926	2/28/2018	WD	Q	I	01	320,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CAULDER THOMAS ALEX						
2156/0879	11/02/2017	WD	U	V	30	546,000
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	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100	2018	2018	3	97	113	
2	0810	CONCRETE A	0	100	0	0	810.00	SF	6.50	6.50	100	2018	2018	3	97	5,107	
3	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2022	2022	3	98	4,704	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	98	294	

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 PTO=[YR=2022] N24 U4 L15 L32 D7 S24 E17 N4 E16 S4 U3 R3 E11$ W11 D3 L3 FOP=[YR=2018] N4 W16 S17 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2018] S22 E10 N2 E18 FOP=[YR=2018] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E14 N67$.

LAND DESCRIPTION

TOTAL OB/XF 10,218

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS