

LOT 92
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

LOTZ JOHN & JULIE
95031 ORCHID PL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0092-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
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		

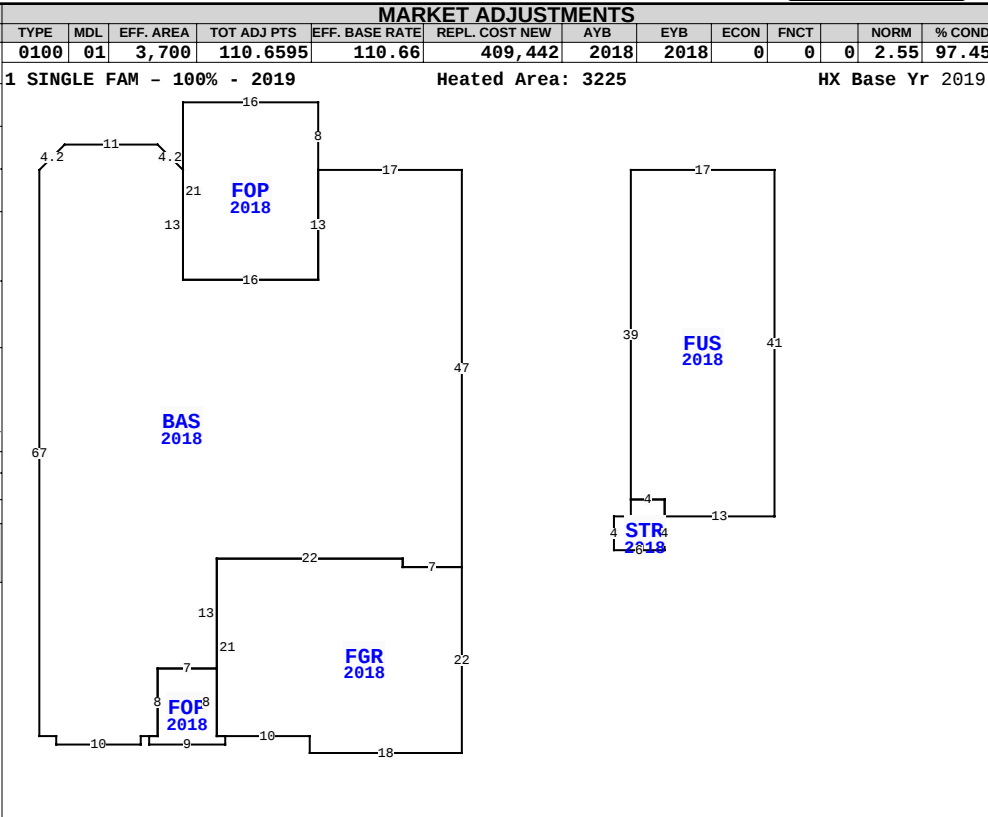
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,536	100	2018	2,536	273,478
FGR	638	55	2018	351	37,852
FOP	65	30	2018	20	2,157
FOP	336	30	2018	101	10,892
FUS	689	100	2018	689	74,301
STR	32	10	2018	3	324

TOTALS	4,296			3,700	399,001
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	918.00	SF	5.20
2	0861	POOL GUNIT	0	100	25	12	300.00	SF	85.00
3	0855	CONC PAVER	0	100	0	0	1,657.00	SF	10.00
4	0462	ST/AL FNC	0	100	0	0	384.00	SF	10.00
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00
6	0476	VF 6 SBPL	0	100	0	0	78.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

REVIEW DATE 01/06/2023 BY NWA



95031 ORCHID PL, FERNANDINA BEACH	BLD DATE 03/29/2023 NW	LGL DATE	
	XF DATE	LAND DATE	04/23/2025 MLU
	INC DATE	AG DATE	

TOTAL OB/XF									
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Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					399,001				
TOTAL MARKET OB/XF VALUE					48,805				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					532,806				
SOH/AGL Deduction					317,542				
ASSESSED VALUE					215,264				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					164,542				
TOTAL JUST VALUE					532,806				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					505,723				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1804216	SWIM POOL	54,635	06/01/2018
18004321	CO ISSUED	0	04/30/2018
B1705908	NEW CONSTR	411,442	10/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2529/1552	1/07/2022	QC	U	I	11	100
GRANTOR: LOTZ JOHN CALVIN III						
GRANTEE: LOTZ JOHN & JULIE						
2198/0627	5/18/2018	WD	Q	I	01	442,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LOTZ JOHN CALVIN II						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W17 FOP=[YR=2018] N8 W16 S21 E16 N13\$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E2 S1 E10 N1 E1 FOP=[YR=2018] S1 E9 N1 FGR=[YR=2018] E10 S2 E18 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$ PTR=E20 FUS=[YR=2018] E17 S41 W13 STR=[YR=2018] S4 W6 N4 E2 N2 E4 S2\$ N2 W4 N39\$ W20\$.									