

LOT 1
(EX PT IN OR 2486/1274)
AMELIA CONCOURSE PH 3 UNIT C

MORAN HEATHER
95515 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0001-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 60	
Interior Floor	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	2.	2. 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	YEAR
BAS	2,527	100	2022
FGR	593	55	2022
FOP	74	30	2022
FOP	208	30	2022
FUS	383	100	2022
STR	20	10	2022
TOTALS	3,805		

MARKET ADJUSTMENTS																																																					
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																										
1	SINGLE FAM	- 0%	- 2023																																																		
Heated Area: 2910						HX Base Yr																																															
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BLD DATE				03/03/2023	NW		LGL DATE		04/23/2025 MLU																																												
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INC DATE							AG DATE																																														

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	376,120			
TOTAL MARKET OB/XF VALUE	8,173			
TOTAL LAND VALUE - MARKET	85,000			
TOTAL MARKET VALUE	469,293			
SOH/AGL Deduction	0			
ASSESSED VALUE	469,293			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	469,293			
TOTAL JUST VALUE	469,293			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	442,397			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002486	CO ISSUED	0	11/01/2022
22005320	NEW CONSTR	471,030	04/06/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2705/1557	4/05/2024	QC	U	I	11	212,700
GRANTOR: PHILLIPS THEODORE G						
GRANTEE: MORAN HEATHER						
2608/0942	11/21/2022	WD	Q	I	01	578,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PHILLIPS THEODORE G						

EXTRA FEATURES															
L N	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	0812	CONCRETE C	0	0	0	0		4.00	100	2022	2022	3	99	8,173	

BUILDING NOTES									
<p>BLD DATE 03/03/2023 NW LGL DATE 04/23/2025 MLU</p> <p>XF DATE</p> <p>INC DATE</p>									

BUILDING DIMENSIONS									
<p>BAS=[YR=2022] W17 FOP=[YR=2022] W16 S13 E16 N13\$ S13 W16 N13</p> <p>W17 S48 FGR=[YR=2022] S21 E10 N2 E18 FOP=[YR=2022] S2 E9 N2</p> <p>W1 N8 W7 S8 W1\$ E1 N20 W22 S1 W7\$ E7 N1 E22 S12 E7 S8 E4 S2</p> <p>E7 N2 E3 N67\$ PTR=E15 FUS=[YR=2022] E17 S21 STR=[YR=2022] S5</p> <p>W4 N5 E4\$ W4 S2 W13 N23\$ W15\$.</p>									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							