

LOT 2
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

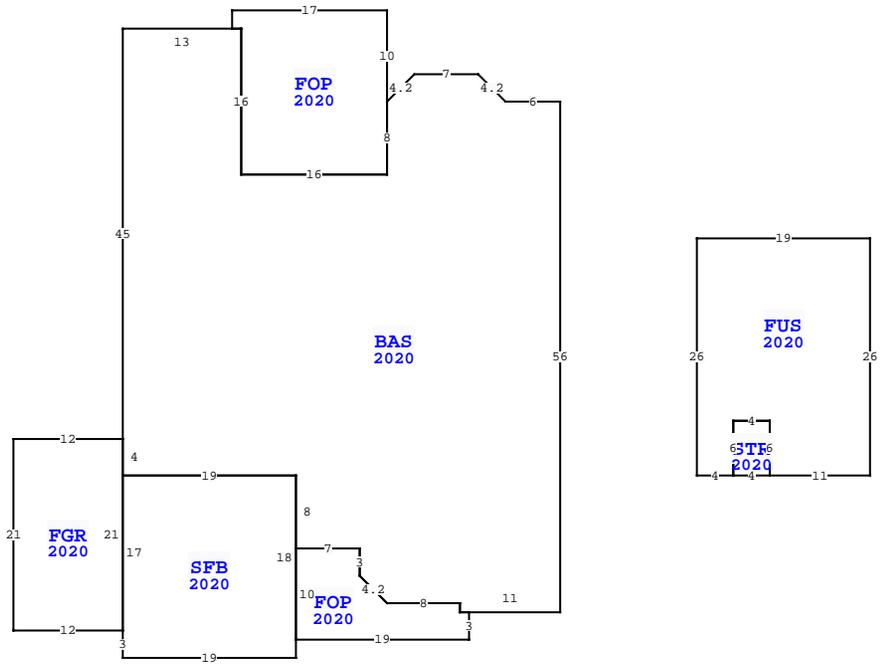
SHEAR COLBY F
95507 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0002-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
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	4067.200		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,345	100	2020
FGR	252	55	2020
FOP	122	30	2020
FOP	290	30	2020
FUS	470	100	2020
SFB	380	80	2020
STR	24	10	2020
TOTALS	3,883		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,384	114.4710	114.47	387,366	2020	2020	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2025 Heated Area: 3119 HX Base Yr 2025											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			381,556
TOTAL MARKET OB/XF VALUE			97,422
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			563,978
SOH/AGL Deduction			0
ASSESSED VALUE			563,978
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			513,256
TOTAL JUST VALUE			563,978
NCON VALUE			88,030
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			447,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006548	SCREEN ENCL OVER	11,682	06/03/2024
SP240005436	CONSTRUCT INGROUN	114,800	05/06/2024
C2004286	CO ISSUED	0	11/04/2020
B2004286	NEW CONSTR	385,489	05/19/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2704/1355	4/05/2024	WD Q	Q	I	03	594,000
GRANTOR: PURCHASING FUND 2023-						
GRANTEE: SHEAR COLBY F						
2700/545	3/01/2024	WD Q	Q	I	01	580,000
GRANTOR: PALMER GREG LIVING TR						
GRANTEE: PURCHASING FUND 202						

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	0810	CONCRETE A	0	100	4	5	SF	6.50	6.50	100	2020	2020	3	98	127	
2	0811	CONCRETE B	0	100	0	0	SF	5.20	5.20	100	2020	2020	3	98	5,341	
3	0504	FP-ELECTRI	0	100	0	0	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	
4	0462	ST/AL FNC	0	100	54	0	SF	10.00	10.00	100	2020	2020	3	90	1,944	
5	0861	POOL GUNIT	0	100	0	0	SF	85.00	85.00	100	2025	2024		100	36,550	
6	0871	POOL HTR R	0	100	0	0	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
7	0840	MARBLE	0	100	0	0	SF	40.00	40.00	100	2025	2024		100	23,520	
8	0912	SCRN RM G	0	100	0	0	SF	20.00	20.00	100	2025	2024		100	25,960	
TOTALS															97,422	

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