

LOT 4
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

SUMNER VANCE & DAWN
95491 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0004-0000



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	4	100	
Bathrooms	3	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	1,916	100	2020
FGR	440	55	2020
FOP	54	30	2020
FOP	126	30	2020
FUS	467	100	2020
STR	37	10	2020
TOTALS	3,040		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,683	119.4480	119.45	320,484	2020	2020	0	0	1.50	98.50

1 SINGLE FAM - 100% - 2023 Heated Area: 2383 HX Base Yr 2023

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			315,677
TOTAL MARKET OB/XF VALUE			3,635
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			404,312
SOH/AGL Deduction			165,955
ASSESSED VALUE			238,357
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			187,635
TOTAL JUST VALUE			404,312
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			380,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2003037	CO ISSUED	0	11/10/2020
B2003037	NEW CONSTR	318,564	04/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/0701	9/01/2022	WD Q	Q	I	01	500,000

GRANTOR: FINLEY ROY D JR & CHA
GRANTEE: SUMNER VANCE & DAWN
2408/0361 11/09/2020 WD Q I 01 309,800
GRANTOR: DREAM FINDERS HOMES L
GRANTEE: FINLEY ROY D JR & C

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	19	3			6.50	100	2020	2020	3	98	363	
2	0811	CONCRETE B	0	100	0	0			5.20	100	2020	2020	3	98	3,272	

BLD DATE		03/03/2023	NW	LGL DATE	04/23/2025	MLU
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BUILDING NOTES	
BUILDING DIMENSIONS	

BAS=[YR=2020] W16 S8 FOP=[YR=2020] W16 S6 D2 R2 E14 N8\$
S8 W14 U2 L2 N6 W12 S36 FGR=[YR=2020] S22 E20 N11
FOP=[YR=2020] E9 N6 W9 S6\$ N11 W20\$ E20 S5 E9 S14 E15 N63 \$
PTR= E15 FUS=[YR=2020] E14 S32 STR=[YR=2020] S4 W7 N7 E3 S3
E4\$ W4 N3 W3 S7 W7 N36\$ W15\$.

LAND DESCRIPTION		TOTAL OB/XF															3,635							
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			RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							