

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	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	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	4067.200		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,909	100	2021
FGR	420	55	2021
FOP	48	30	2021
FSP	224	40	2021
TOTALS	2,601		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 100%	- 2022									
Heated Area: 1909					HX Base Yr 2022							
BLD DATE	03/03/2023		NW	LGL DATE	04/23/2025							MLU
XF DATE				LAND DATE								
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			269,964
TOTAL MARKET OB/XF VALUE			3,573
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			358,537
SOH/AGL Deduction			103,569
ASSESSED VALUE			254,968
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			204,246
TOTAL JUST VALUE			358,537
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			336,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010065	CO ISSUED	0	03/04/2021
B2010065	NEW CONSTR	261,110	10/21/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2798/728	7/02/2025	WD Q	Q	I	01	447,500
GRANTOR: LEVINE SHELDON D & KA						
GRANTEE: HOLZER IVAN J						
2442/1141	3/11/2021	WD Q	Q	I	01	288,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LEVINE SHELDON D &						

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	0811	CONCRETE B	0	100	0	0		694.00	SF	5.20				3,573	

BUILDING NOTES	
95483 ORCHID BLOSSOM TR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
FSP=[YR=2021] W16 BAS=[YR=2021] W24 S50 FGR=[YR=2021] S20 E21 N7 FOP=[YR=2021] E8 N6 W8 S6\$ N13 W21\$ E21 S7 E19 N43 W16 N14\$ S14 E16 N14\$.	

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	DPH 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							