

LOT 6
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

KINSEY SHEAQUITA V
95475 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,962	110.5440	110.54	327,419	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM - 0% - 0 Heated Area: 2685 HX Base Yr

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		322,508
TOTAL MARKET OB/XF VALUE		10,352
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		417,860
SOH/AGL Deduction		27,625
ASSESSED VALUE		390,235
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		390,235
TOTAL JUST VALUE		417,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,419

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
BAS	2,215	100
FGR	380	55
FOP	50	30
FSP	128	40
FUS	470	100
STR	24	10
TOTALS	3,267	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2003036	CO ISSUED	0	10/28/2020
B2003036	NEW CONSTR	351,450	04/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2406/0246	10/29/2020	WD Q	Q	I	01	299,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KINSEY SHEAQUITA V						
2370/0432	6/22/2020	WD U	V		30	350,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

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
1	0810	CONCRETE A	0	0 12 3	36.00	SF	6.50	6.50	100	2020	2020	3
2	0811	CONCRETE B	0	0 0 0	642.00	SF	5.20	5.20	100	2020	2020	3
3	0476	VF 6 SBPL	0	0 0 0	216.00	LF	32.00	32.00	100	2020	2020	3
4	0470	VNYL GATE	0	0 0 0	1.00	UT	300.00	300.00	100	2020	2020	3

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
1	000100	C	RES	0		RSF-2	0.00	0.00	1.00	LT		1.00

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

BUILDING DIMENSIONS	
BAS=[YR=2020] W19 FSP=[YR=2020] W16 S8 E16 N8\$ S8 W16 N8 W13 S41 FGR=[YR=2020] S20 E19 N5 FOP=[YR=2020] E8 N1 W1 N6 W7 S7\$ N15 W19\$ E19 S8 E7 S6 E11 S1 E11 N56\$ PTR= E15 FUS=[YR=2020] E19 S26 W11 STR=[YR=2020] W4 N6 E4 S6\$ N6 W4 S6 W4 N26\$ W15\$.	

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							