

LOT 7
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

SPANIA DANIEL F & ERIN M
95467 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

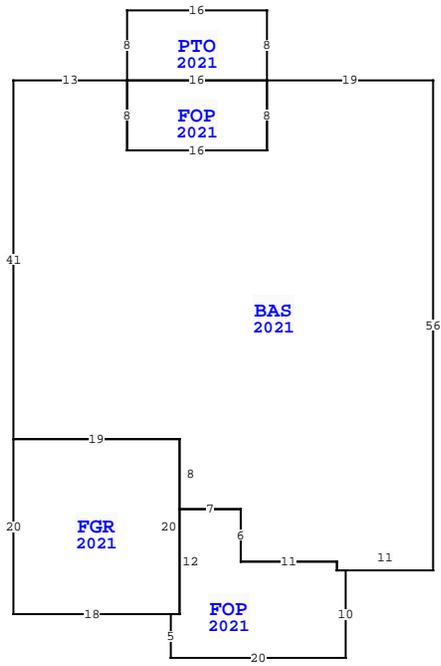
2025

30-2N-28-0152-0007-0000



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	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	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	2,215	100	2021
FGR	380	55	2021
FOP	128	30	2021
FOP	255	30	2021
PTO	128	5	2021
TOTALS	3,106		

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:	2215			HX Base Yr	2022		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			297,291
TOTAL MARKET OB/XF VALUE			3,923
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			386,214
SOH/AGL Deduction			46,138
ASSESSED VALUE			340,076
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			289,354
TOTAL JUST VALUE			386,214
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			362,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2100403	CO ISSUED	0	08/30/2021
B2100403	NEW CONSTR	301,661	01/15/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2493/0100	8/30/2021	WD Q	Q	I	01	398,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SPANIA DANIEL F & ER						
2430/1055	2/01/2021	WD U	V		30	980,000
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	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0			5.20	100	2021	2021	3	99	3,923	

95467 ORCHID BLOSSOM TR, FERNANDINA BEACH, FL 32034

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/23/2025
INC DATE			AG DATE	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2021] W19 PTO=[YR=2021] N8 W16 S8 FOP=[YR=2021] S8 E16 N8 W16\$ E16\$ S8 W16 N8 W13 S41 FGR=[YR=2021] S20 E18 FOP=[YR=2021] S5 E20 N10 W1 N11 W11 N6 W7 S12 W1\$ E1 N20 W19\$ E19 S8 E7 S6 E11 S1 E11 N56\$.									

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	DPHT 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							