

LOT 15
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

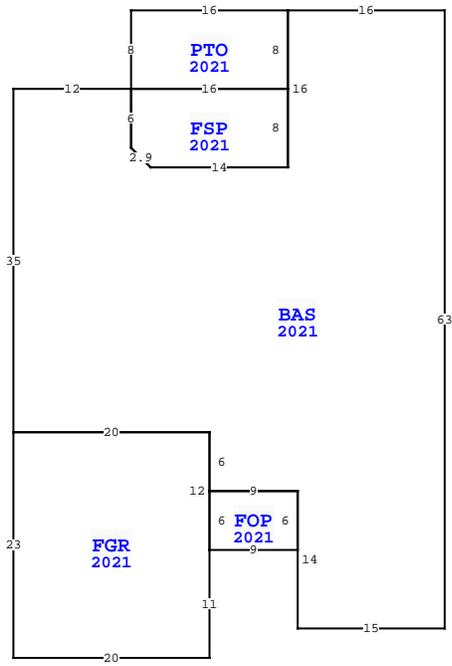
BURGESS PETER M & RYAN NICHOLE
95403 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0015-0000

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	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories		2.	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	1,896	100	2021
FGR	460	55	2021
FOP	54	30	2021
FSP	126	40	2021
PTO	128	5	2021
TOTALS	2,664		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,221	114.8700	114.87	255,126	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022 Heated Area: 1896 HX Base Yr 2022											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			252,575
TOTAL MARKET OB/XF VALUE			10,558
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			348,133
SOH/AGL Deduction			43,966
ASSESSED VALUE			304,167
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			253,445
TOTAL JUST VALUE			348,133
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			326,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2104901	NEW CONSTR	276,362	04/20/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2501/1111	9/28/2021	WD	Q	I	01	310,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BURGESS PETER MATH						
2433/0610	2/10/2021	WD	U	V	30	280,000
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			715.00	SF	5.20	2021	2021	3	99	3,681
2	0476	VF 6 SBPL	0	100	0	0			192.00	LF	32.00	2021	2021	3	96	5,898
3	0479	VF PICKET	0	100	0	0			102.00	LF	10.00	2021	2021	3	96	979

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] W16 PTO=[YR=2021] W16 S8 FSP=[YR=2021] S6 D2 R2 E14 N8 W16\$ E16 N8\$ S16 W14 U2 L2 N6 W12 S35 FGR=[YR=2021] S23 E20 N11 FOP=[YR=2021] E9 N6 W9 S6\$ N12 W20\$ E20 S6 E9S14 E15 N63\$.	

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							