

LOT 16
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

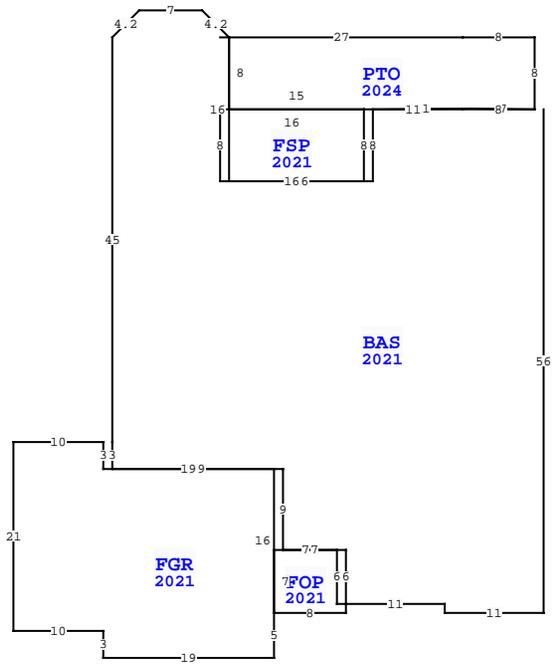
PETULLA DAVID M & JAYNE M L/E/
95395 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0016-0000

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 Floo	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	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	2,331	100	2021
FGR	609	55	2021
FOP	50	30	2021
FSP	128	40	2021
PTO	276	5	2024
TOTALS	3,394		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,746	124.9920	124.99	343,223	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2024 Heated Area: 2331 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			339,791
TOTAL MARKET OB/XF VALUE			16,864
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			441,655
SOH/AGL Deduction			13,047
ASSESSED VALUE			428,608
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			377,886
TOTAL JUST VALUE			441,655
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			416,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230011850	27X8 SCR N ENCL	6,933	09/15/2023
C2011525	CO ISSUED	0	03/30/2021
B2011525	NEW CONSTR	321,061	11/20/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2701/1886	3/26/2024	LE U		I	11	100

GRANTOR: PETULLA DAVID M & JAY
GRANTEE: PETULLA SAMUEL GRIF
2632/1537 4/21/2023 WD Q I 02 515,000
GRANTOR: MCCORMICK PHILLIP D &
GRANTEE: PETULLA DAVID M & J

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[YR=2021;ORIG=0,0] U0.1L7 D0.1L11 S8 W16 N16 U3L3 W7 D3L3 S45 S3 E19 S9 E7 S6 E11 S1 E11 N56 \$ FGR=[YR=2021;ORIG=-48,37] W10 S21 E10 S3 E19 N5 N16 W19 N3 \$ FSP=[YR=2021;ORIG=-19,0] W16 S8 E16 N8 \$ FOP=[YR=2021;ORIG=-29,56] E8 N1 W1 N6 W7 S7 \$ PTO=[YR=2024;ORIG=-35,-8] E27 E8 S8 W8 U0L11 D0L15 N8 \$	

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	1,100.00	SF	5.20	5.20	100	2021	2021	3	99	5,663	
2	0912	SCRN RM G	0	100	27	216.00	SF	20.00	20.00	100	2024	2023		97	4,190	
3	0462	ST/AL FNC	0	100	0	336.00	SF	10.00	10.00	100	2024	2023		98	3,293	
4	0476	VF 6 SBPL	0	100	0	108.00	LF	32.00	32.00	100	2024	2023		99	3,421	
5	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2024	2023		99	297	

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	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							