

LOT 19
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

DAVIDSON NATHAN L & TIFFANY L
95361 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

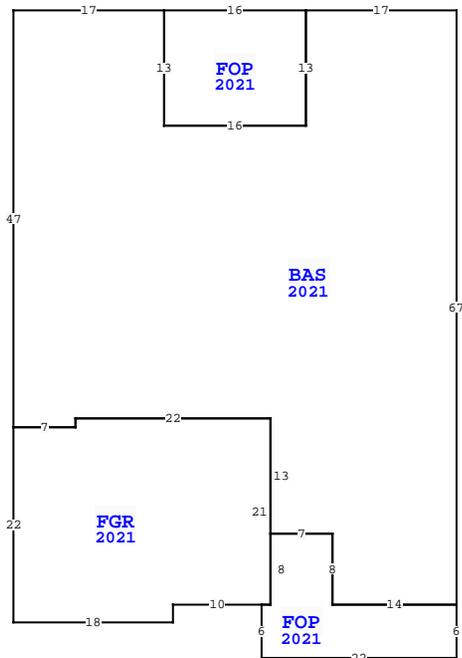
2025

30-2N-28-0152-0019-0000



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		4	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	2,484	100	2021
FGR	638	55	2021
FOP	188	30	2021
FOP	208	30	2021
TOTALS	3,518		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,953	116.5647	116.56	344,202	2021	2021	0	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022 Heated Area: 2484 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			340,760
TOTAL MARKET OB/XF VALUE			6,347
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			432,107
SOH/AGL Deduction			52,100
ASSESSED VALUE			380,007
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			329,285
TOTAL JUST VALUE			432,107
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			406,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2102618	CO ISSUED	0	09/03/2021
2102618	NEW CONSTR	349,137	03/16/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2495/0374	9/03/2021	WD Q	Q	I	02	404,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DAVIDSON NATHAN L &						
2439/1606	3/03/2021	WD U	V		30	770,000
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
1	0811	CONCRETE B	0	100	0	1,233.00	SF	5.20	5.20	100	2021	2021
TOTALS												

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

BUILDING NOTES												
BAS=[YR=2021] W17 FOP=[YR=2021] W16 S13 E16 N13\$ S13 W16 N13												
W17 S47 FGR=[YR=2021] S22 E18 N2 E10 FOP=[YR=2021] S6 E22 N6												
W14 N8 W7 S8 W1\$ E1 N21 W22 S1 W7\$ E7 N1 E22 S13 E7 S8 E14												
N67\$.												

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	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								