

LOT 23  
AMELIA CONCOURSE PH 3 UNIT B  
OR 2365/1256

CHECK STEPHEN A & JULIANNE  
95321 ORCHID BLOSSOM TRAIL  
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0023-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,748	118.4400	118.44	325,473	2020	2020	0	0	0	2.00	98.00		
1 SINGLE FAM - 100% - 2024 Heated Area: 2410 HX Base Yr 2024														

95321 ORCHID BLOSSOM TR, FERNANDINA BEACH, FL 32034

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	0810	CONCRETE A	0	100	20	3			6.50	100	2020	2020	3	98	382	
2	0810	CONCRETE A	0	100	0	0			6.50	100	2020	2020	3	98	4,077	

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							

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		318,964		
TOTAL MARKET OB/XF VALUE		4,459		
TOTAL LAND VALUE - MARKET		85,000		
TOTAL MARKET VALUE		408,423		
SOH/AGL Deduction		13,214		
ASSESSED VALUE		395,209		
TOTAL EXEMPTION VALUE		50,722		
BASE TAXABLE VALUE		344,487		
TOTAL JUST VALUE		408,423		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		384,071		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006097	CO ISSUED	0	11/30/2020
B2006097	NEW CONSTR	324,241	07/14/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2629/0039	3/28/2023	WD Q	Q	I	01	440,000

GRANTOR: BINKLEY MORGAN REID &  
GRANTEE: CHECK STEPHEN A & J  
2413/0456 11/30/2020 WD Q I 01 288,600  
GRANTOR: DREAM FINDERS HOMES L  
GRANTEE: BINKLEY MORGAN REID

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2020] W16 FOP=[YR=2020] W16 S14 D2 R2 E14 N16\$ S16 W14 U2 L2 N6 U3 L3 W6 D3 L3 S36 FGR=[YR=2020] S22 E20 N11 FOP=[YR=2020] E9 N6 W9 S6\$ N11 W20\$ E20 S5 E9 S14 E15 N63\$ PTR= E15 FUS=[YR=2020] E14 S32 STR=[YR=2020] S4 W7 N7 E3 S3 E4\$ W4 N3 W3 S7 W7 N36\$ W15\$.