

LOT 27  
 AMELIA CONCOURSE PH 3 UNIT B  
 OR 2365/1256

MARTINEZ ANDREWS MANUEL M/ARROBA KARLA MICHELLE TO  
 95289 ORCHID BLOSSOM TRAIL  
 FERNANDINA BEACH, FL 32034

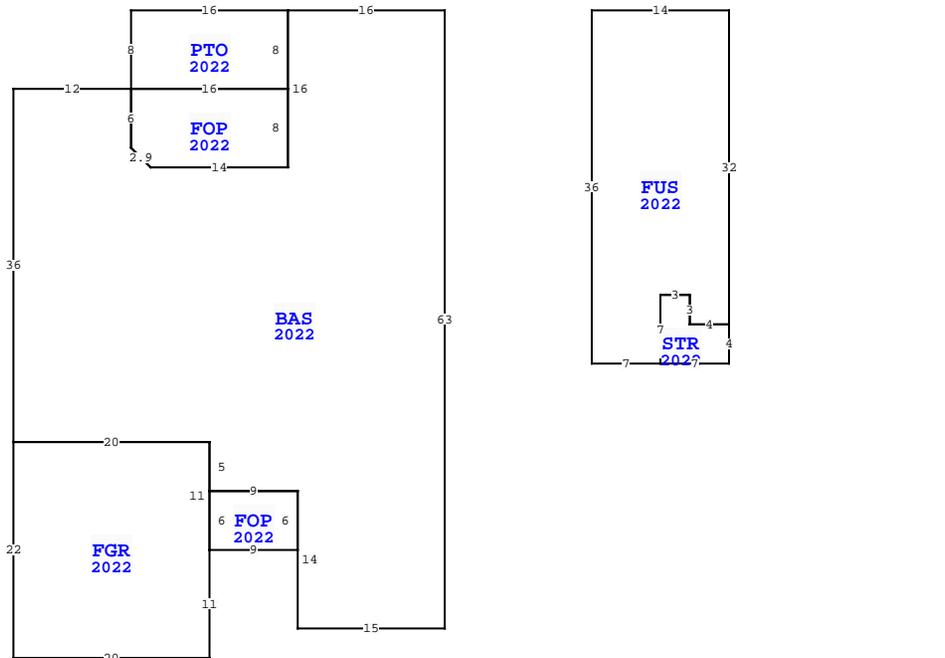
**2025**

30-2N-28-0152-0027-0000  


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,689	118.7424	118.74	319,292	2022	2022	0	0	0	0.50	99.50		

1 SINGLE FAM - 0% - 2023 Heated Area: 2383 HX Base Yr



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	2022	1,916	226,368
FGR	440	55	2022	242	28,591
FOP	54	30	2022	16	1,891
FOP	126	30	2022	38	4,489
FUS	467	100	2022	467	55,175
PTO	128	5	2022	6	708
STR	37	10	2022	4	473
TOTALS	3,168			2,689	317,696

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				317,696
TOTAL MARKET OB/XF VALUE				3,717
TOTAL LAND VALUE - MARKET				85,000
TOTAL MARKET VALUE				406,413
SOH/AGL Deduction				0
ASSESSED VALUE				406,413
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				406,413
TOTAL JUST VALUE				406,413
NCON VALUE				0
INCOME VALUE				0
PREVIOUS YEAR MKT VALUE				382,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015970	NEW CONSTR	389,403	11/17/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2572/0994	6/17/2022	WD Q	Q	I	01	473,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MARTINEZ ANDRES M M						
2521/1610	12/14/2021	WD U	V	30		400,000
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	0	0	647.00	SF	5.20	5.20	100	2022	2022	3	99	3,331	
2	0810	CONCRETE A	0	0	0	60.00	SF	6.50	6.50	100	2022	2022	3	99	386	

95289 ORCHID BLOSSOM TR, FERNANDINA BEACH, FL 32034										BLD DATE	03/03/2023	NW	LGL DATE		LAND DATE	04/23/2025	MLU
										XF DATE							
										INC DATE							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2022] W16 PTO=[YR=2022] W16 S8 FOP=[YR=2022] S6 D2 R2 E14 N8 W16\$ E16 N8\$ S16 W14 U2 L2 N6 W12 S36 FGR=[YR=2022] S22 E20 N11 FOP=[YR=2022] E9 N6 W9 S6\$ N11 W20\$ E20 S5 E9 S14 E15 N63\$ PTR=E15 FUS=[YR=2022] E14 S32 STR=[YR=2022] S4 W7 N7 E3 S3 E4\$ W4 N3 W3 S7 W7 N36\$ W15\$.													

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							