

LOT 29
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

GAYNOR CRISTYN MARIE/GAYNOR PAUL
95273 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

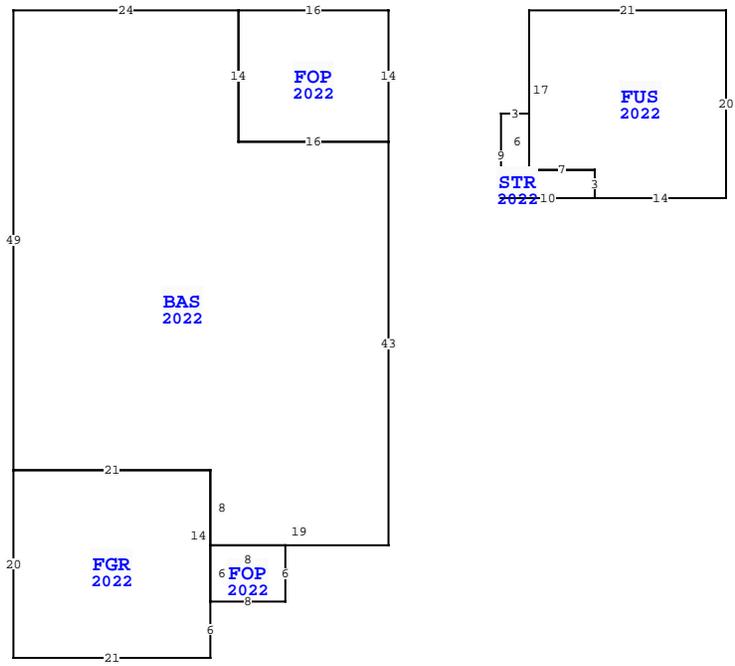
2025

30-2N-28-0152-0029-0000



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	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
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	1,888	100	2022
FGR	420	55	2022
FOP	48	30	2022
FOP	224	30	2022
FUS	399	100	2022
STR	48	10	2022
TOTALS	3,027		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,604	118.7424	118.74	309,199	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2025 Heated Area: 2287 HX Base Yr 2025											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			307,653
TOTAL MARKET OB/XF VALUE			3,665
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			396,318
SOH/AGL Deduction			0
ASSESSED VALUE			396,318
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			345,596
TOTAL JUST VALUE			396,318
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			372,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000546	NEW CONSTR	373,568	01/10/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2592/0502	9/19/2022	WD	Q	I	01	435,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GAYNOR CRISTYN MARI						
2540/0398	2/16/2022	WD	U	V	30	800,000
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	652.00	SF	5.20	5.20	100	2022	2022	3	99	3,356	
2	0810	CONCRETE A	0	100	0	48.00	SF	6.50	6.50	100	2022	2022	3	99	309	

BLD DATE		03/03/2023	NW	LGL DATE	04/23/2025	MLU
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BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2022] W16 BAS=[YR=2022] W24 S49 FGR=[YR=2022] S20 E21 N6 FOP=[YR=2022] E8 N6 W8 S6\$ N14 W21\$ E21 S8 E19 N43 W16 N14\$ S14 E16 N14\$ PTR= E15 FUS=[YR=2022] E21 S20 W14 STR=[YR=2022] W10 N9 E3 S6 E7 S3\$ N3 W7 N17\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF															3,665							
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	000100	C	RES			RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							