

LOT 30
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

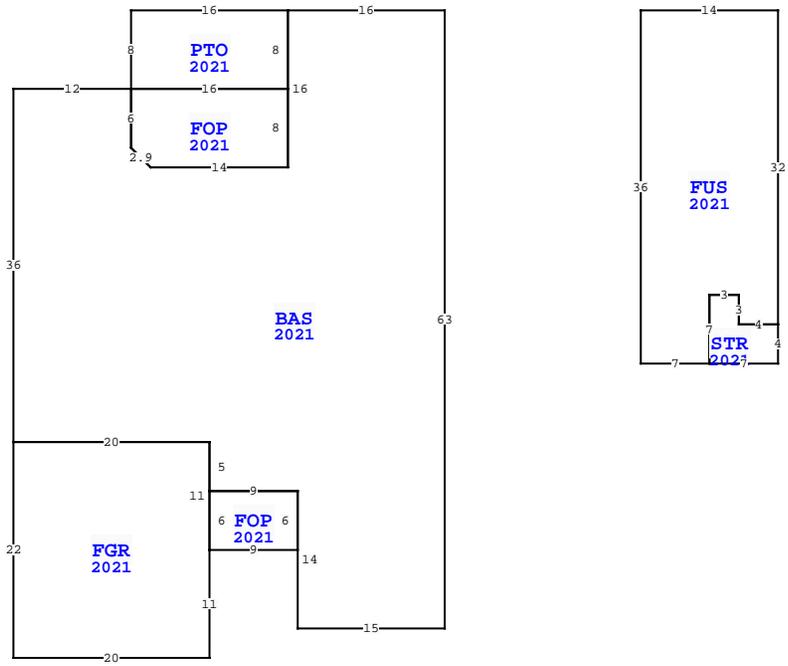
RABBIT ROGER/RABBIT JESSICA
95265 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0030-0000

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	13	LVT/LAMMT	50
Interior Floo	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	0	0	100
Units	0	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	1,916	100	2021
FGR	440	55	2021
FOP	54	30	2021
FOP	126	30	2021
FUS	467	100	2021
PTO	128	5	2021
STR	37	10	2021
TOTALS	3,168		

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	111.8880	111.89	300,872	2021	2021	0	0	0	1.00	99.00		
1 SINGLE FAM - 100% - 2022 Heated Area: 2383 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			297,863
TOTAL MARKET OB/XF VALUE			70,518
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			453,381
SOH/AGL Deduction			77,488
ASSESSED VALUE			375,893
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			325,171
TOTAL JUST VALUE			453,381
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			432,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012444	ADDITION	31,912	08/15/2022
22003658	SWIM POOL	85,680	03/08/2022
B2106319	NEW CONSTR	341,800	05/17/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	1/24/2022	CN	U	I	11	216,500

GRANTOR: RABBIT ROGER	
GRANTEE: RABBIT ROGER & JESS	
9999/9999	11/19/2021 CN Q I 01 433,000
GRANTOR: DREAM FINDERS HOMES L	
GRANTEE: RABBIT ROGER	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] W16 PTO=[YR=2021] W16 S8 FOP=[YR=2021] S6 D2 R2 E14 N8 W16\$ E16 N8\$ S16 W14 U2 L2 N6 W12 S36 FGR=[YR=2021] S22 E20 N11 FOP=[YR=2021] E9 N6 W9 S6\$ N11 W20\$ E20 S5 E9 S14 E15 N6\$ PTR=E20 FUS=[YR=2021] E14 S32 STR=[YR=2021] S4 W7 N7 E3 S3 E4\$ W4 N3 W3 S7 W7 N36\$ W20\$.	

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	0	740.00	SF	5.20	5.20	100	2021	2021	3	99	3,810	
2	0476	VF 6 SBPL	0	100	0	0	198.00	LF	32.00	32.00	100	2021	2021	3	96	6,083	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576	
4	0911	SCRN RM A	0	100	0	0	800.00	SF	17.50	17.50	100	2022	2022	3	93	13,020	
5	0861	POOL GUNIT	0	100	0	0	552.00	SF	85.00	85.00	100	2022	2022	3	95	44,574	
6	0855	CONC PAVER	0	100	0	0	248.00	SF	10.00	10.00	100	2022	2022	3	99	2,455	

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	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							