

LOT 31
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

HOFFMAN NICHOLAS STEWART
95257 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

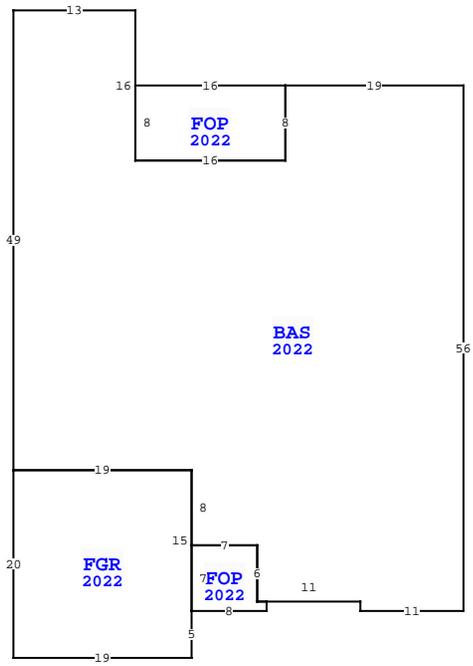
2025

30-2N-28-0152-0031-0000



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	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	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	2,319	100	2022
FGR	380	55	2022
FOP	50	30	2022
FOP	128	30	2022
TOTALS	2,877		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,581	119.7504	119.75	309,075	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 2319 HX Base Yr 2023											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			307,530
TOTAL MARKET OB/XF VALUE			3,607
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			396,137
SOH/AGL Deduction			17,156
ASSESSED VALUE			378,981
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			328,259
TOTAL JUST VALUE			396,137
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			372,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016320	NEW CONSTR	372,655	11/23/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2578/1572	7/15/2022	WD Q	Q	I	01	462,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HOFFMAN NICHOLAS ST						
2526/1743	1/04/2022	WD U	V		30	240,000
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	39.00	SF	6.50	6.50	100	2022	2022	3	99	251	

BLD DATE		03/03/2023	NW	LGL DATE	04/23/2025	MLU
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BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022] W19 FOP=[YR=2022] W16 S8 E16 N8\$ S8 W16 N16 W13 S49 FGR=[YR=2022] S20 E19 N5 FOP=[YR=2022] E8 N1 W1 N6 W7 S7\$ N15 W19\$ E19 S8 E7 S6 E11 S1 E11 N56\$.	

LAND DESCRIPTION																								
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							