

LOT 33
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

BASSETT BRIAN J & SUSAN C
95241 ORCHID BLOSSOM TR
FERNANDINA BEACH, FL 32034

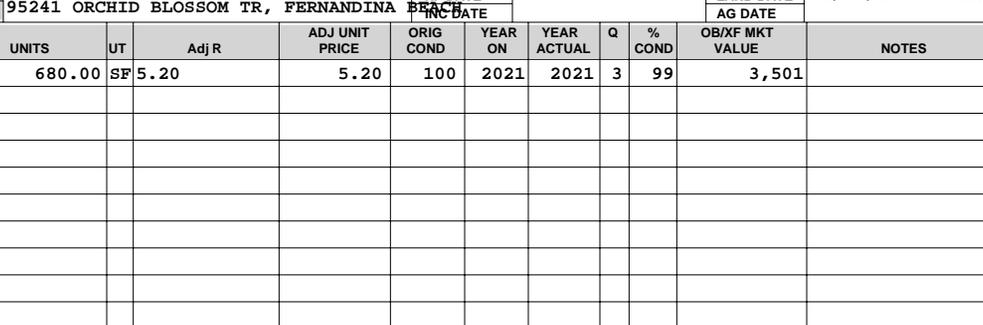
2025

30-2N-28-0152-0033-0000

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		6 100
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	2,949	116.2686	116.27	342,880	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM - 0% - 2023 Heated Area: 2685 HX Base Yr



NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	339,451			
TOTAL MARKET OB/XF VALUE	3,501			
TOTAL LAND VALUE - MARKET	85,000			
TOTAL MARKET VALUE	427,952			
SOH/AGL Deduction	0			
ASSESSED VALUE	427,952			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	427,952			
TOTAL JUST VALUE	427,952			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	402,619			

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	2,215	100	2021	2,215	254,963
FGR	380	55	2021	209	24,057
FOP	50	30	2021	15	1,727
FOP	128	30	2021	38	4,374
FUS	470	100	2021	470	54,101
STR	24	10	2021	2	231
TOTALS	3,267			2,949	339,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2102705	CO ISSUED	0	08/30/2021
B2102705	NEW CONSTR	354,957	03/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2602/1721	11/16/2022	WD Q	Q	I	02	541,000

GRANTOR: BARWICK KEITH
GRANTEE: BASSETT BRIAN J & S
2496/0724 9/10/2021 WD Q I 01 416,000
GRANTOR: DREAM FINDERS HOMES L
GRANTEE: BARWICK KEITH

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	0		680.00	SF	5.20				5.20	100	2021	2021	3	99	3,501	

95241 ORCHID BLOSSOM TR, FERNANDINA BEACH, FL 32034
BLD DATE 03/03/2023 NW LGL DATE 04/23/2025 MLU
XF DATE
INC DATE

BUILDING NOTES	
BAS=[YR=2021] W19 FOP=[YR=2021] W16 S8 E16 N8\$ S8 W16 N8 W13 S41 FGR=[YR=2021] S20 E19 N5 FOP=[YR=2021] E8 N1 W1 N6 W7 S7\$ N15 W19\$ E19 S8 E7 S6 E11 S1 E11 N56\$ PTR=E15 FUS=[YR=2021] E19 S26 W11 STR=[YR=2021] W4 N6 E4 S6\$ N6 W4 S6 W4 N26\$ 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	DPHT 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								