

LOT 37
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

MAYO SERVILLANO JR & JENNIFER
95209 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

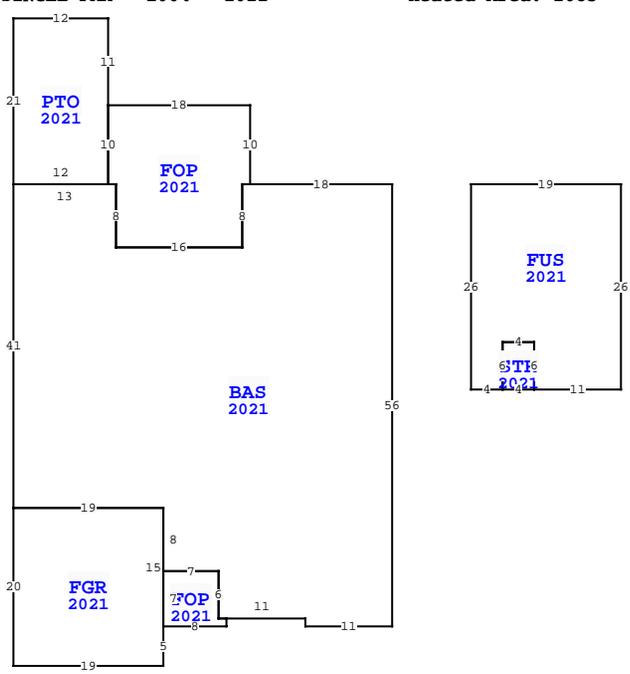
2025

30-2N-28-0152-0037-0000



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	13	LVT/LAMMT	60
Interior Floor	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	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	2,215	100	2021
FGR	380	55	2021
FOP	50	30	2021
FOP	308	30	2021
FUS	470	100	2021
PTO	252	5	2021
STR	24	10	2021
TOTALS	3,699		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,016	106.4532	106.45	321,053	2021	2021	0	0	1.00	99.00	
1 SINGLE FAM - 100% - 2022 Heated Area: 2685 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			317,842
TOTAL MARKET OB/XF VALUE			4,087
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			406,929
SOH/AGL Deduction			48,660
ASSESSED VALUE			358,269
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			307,547
TOTAL JUST VALUE			406,929
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			382,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2108221	CO ISSUED	0	12/30/2021
B2108221	NEW CONSTR	378,082	06/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2526/1872	12/30/2021	WD	Q	I	01	416,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MAYO SERVILLANO M J						
2468/1408	6/04/2021	WD	U	V	30	496,000
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
1	0810	CONCRETE A	0	100	0	599.00	SF	6.50	6.50	100	2021	2021
2	0810	CONCRETE A	0	100	3	36.00	SF	6.50	6.50	100	2021	2021

TOTAL OB/XF													4,087
BLD DATE	03/03/2023	NW	LGL DATE	04/23/2025	MLU								
95209 ORCHID BLOSSOM TR, FERNANDINA BEACH, FL 32034													

BUILDING NOTES												
BAS=[YR=2021] W18 FOP=[YR=2021] N10 W18 PTO=[YR=2021] N11 W12 S21 E12 N10\$ S10 E1 S8 E16 N8 E1\$ W1 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=E10 FUS=[YR=2021] E19 S26 W11 STR=[YR=2021] W4 N6 E4 S6\$ N6 W4 S6 W4 N26\$ W10\$.												

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