

LOT 38
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

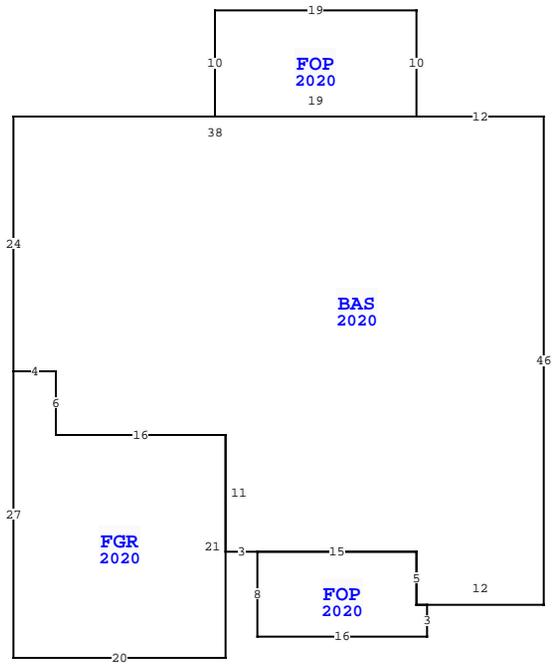
MYERS ALBERT VINCENT JR
95201 ORCHID BLOSSOM TR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0038-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	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	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	1,866	100	2020
FGR	444	55	2020
FOP	123	30	2020
FOP	190	30	2020
TOTALS	2,623		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,204	121.9365	121.94	268,756	2020	2020	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2021 Heated Area: 1866 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			263,381
TOTAL MARKET OB/XF VALUE			3,735
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			352,116
SOH/AGL Deduction			101,074
ASSESSED VALUE			251,042
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			200,320
TOTAL JUST VALUE			352,116
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			330,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2007748	CO ISSUED	0	12/10/2020
B2007748	NEW CONSTR	257,468	08/26/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2415/1875	12/10/2020	WD	Q	I	01	275,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MYERS ALBERT VINCEN						
2389/0024	8/31/2020	WD	U	V	30	560,000
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	0810	CONCRETE A	0	100	20	3			6.50	100	2020	2020	3	98	382	
2	0811	CONCRETE B	0	100	0	0			5.20	100	2020	2020	3	98	3,353	

95201 ORCHID BLOSSOM TR, FERNANDINA BEACH, FL 32034

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/23/2025
INC DATE			AG DATE	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2020] W12 FOP=[YR=2020] N10 W19 S10 E19\$ W38 S24									
FGR=[YR=2020] S27 E20 N21 W16 N6 W4\$ E4 S6 E16 S11 E3									
FOP=[YR=2020] S8 E16 N3 W1 N5 W15\$ E15 S5 E12 N46\$.									

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