

LOT 39
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

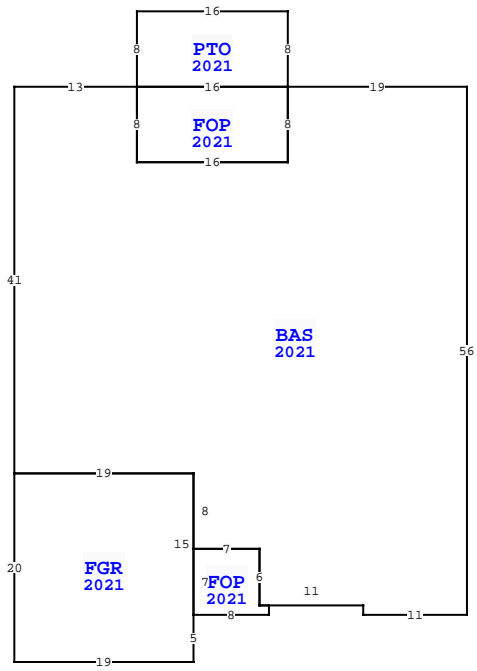
PRIEST ALEXIA B & ALAN L
95193 ORCHID BLOSSOM TR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0039-0000

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		2 100	
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	2,215	100	2021
FGR	380	55	2021
FOP	50	30	2021
FOP	128	30	2021
PTO	128	5	2021
TOTALS	2,901		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,483	108.8640	108.86	270,299	2021	2021	0	0	1.00	99.00	
1 SINGLE FAM - 100% - 2022 Heated Area: 2215 HX Base Yr 2022												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			267,596
TOTAL MARKET OB/XF VALUE			10,689
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			363,285
SOH/AGL Deduction			45,821
ASSESSED VALUE			317,464
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			266,742
TOTAL JUST VALUE			363,285
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			341,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015505	ADDITION	3,000	11/09/2021
2102712	NEW CONSTR	0	03/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2500/0473	9/24/2021	WD Q	Q	I	01	429,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PRIEST ALEXIA B & A						
2439/1606	3/03/2021	WD U	V		30	770,000
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	662.00	SF	5.20	5.20	100	2021	2021	3	99	3,408	
2	0476	VF 6 SBPL	0	100	0	162.00	LF	32.00	32.00	100	2021	2021	3	96	4,977	
3	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	
4	0911	SCRN RM A	0	100	16	128.00	SF	17.50	17.50	100	2021	2021	3	90	2,016	

BUILDING NOTES			
BLD DATE 03/03/2023 NW LGL DATE 04/23/2025 MLU			
XF DATE			
INC DATE			

BUILDING DIMENSIONS			
BAS=[YR=2021] W19 PTO=[YR=2021] N8 W16 S8 FOP=[YR=2021] S8 E16 N8 W16\$ E16\$ 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\$.			

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								