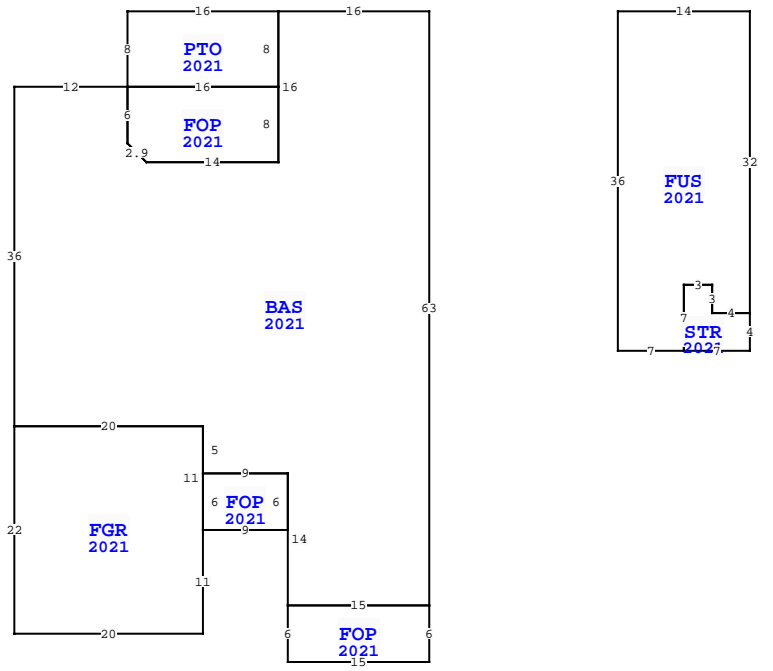




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	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	1,916	100	2021
FGR	440	55	2021
FOP	54	30	2021
FOP	90	30	2021
FOP	126	30	2021
FUS	467	100	2021
PTO	128	5	2021
STR	37	10	2021
TOTALS	3,258		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,716	111.8880	111.89	303,893	2021	2021	0	0	0	1.00	99.00	
1 SINGLE FAM - 0% - 0 Heated Area: 2383 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			300,854
TOTAL MARKET OB/XF VALUE			3,995
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			389,849
SOH/AGL Deduction			0
ASSESSED VALUE			389,849
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			389,849
TOTAL JUST VALUE			389,849
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			366,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1003383	CO ISSUED	0	10/29/2021
21003383	NEW CONSTR	320,751	03/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2510/1725	10/29/2021	WD Q	Q	I	01	436,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CRONIN TIMOTHY P &						
2439/1606	3/03/2021	WD U	V	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	0	0	776.00	SF	5.20	5.20	100	2021	2021	3	99	3,995	

95185 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] W16 PTO=[YR=2021] W16 S8 FOP=[YR=2021] S6 D2 R2 E14 N8 W16\$ E16 N8\$ S16 W14 U2 L2 N6 W12 S36													
FGR=[YR=2021] S22 E20 N11 FOP=[YR=2021] E9 N6 W9 S6\$ N11 W20\$ E20 S5 E9 S14 FOP=[YR=2021] S6 E15 N6 W15\$ E15 N63\$ PTR=E20													
FUS=[YR=2021] E14 S32 STR=[YR=2021] S4 W7 N7 E3 S3 E4\$ W4 N3 W3 S7 W7 N36\$ W20\$.													

BUILDING DIMENSIONS													
BAS=[YR=2021] W16 PTO=[YR=2021] W16 S8 FOP=[YR=2021] S6 D2 R2 E14 N8 W16\$ E16 N8\$ S16 W14 U2 L2 N6 W12 S36													
FGR=[YR=2021] S22 E20 N11 FOP=[YR=2021] E9 N6 W9 S6\$ N11 W20\$ E20 S5 E9 S14 FOP=[YR=2021] S6 E15 N6 W15\$ E15 N63\$ PTR=E20													
FUS=[YR=2021] E14 S32 STR=[YR=2021] S4 W7 N7 E3 S3 E4\$ W4 N3 W3 S7 W7 N36\$ W20\$.													

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