

LOT 43
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

THE MAN
95172 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

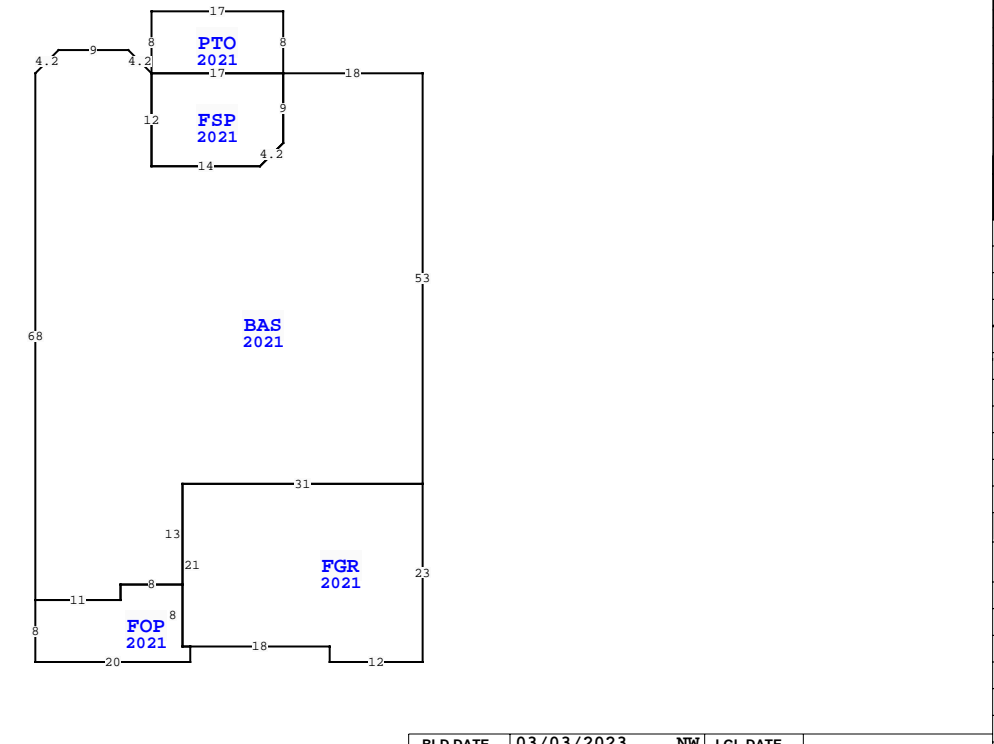
2025

30-2N-28-0152-0043-0000



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 Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	3,265	105.6804	105.68	345,045	2021	2021	0	0	0	1.00	99.00		



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	2,756	100	2021	2,756	288,341
FGR	675	55	2021	371	38,815
FOP	170	30	2021	51	5,336
FSP	200	40	2021	80	8,369
PTO	136	5	2021	7	733
TOTALS	3,937			3,265	341,595

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE				341,595
TOTAL MARKET OB/XF VALUE				6,776
TOTAL LAND VALUE - MARKET				85,000
TOTAL MARKET VALUE				433,371
SOH/AGL Deduction				78,801
ASSESSED VALUE				354,570
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				303,848
TOTAL JUST VALUE				433,371
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				407,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2012224	CO ISSUED	0	06/30/2021
B2012224	NEW CONSTR	378,429	12/09/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	6/29/2021	CN	Q	I	01	375,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: THE MAN						
2395/1495	9/25/2020	WD	U	V	30	840,000
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	0812	CONCRETE C	0	100	0	1,711.00	SF	4.00	4.00	100	2021	2021	3	99	6,776	

95172 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				

BUILDING DIMENSIONS
 BAS=[YR=2021] W18 PTO=[YR=2021] N8 W17 S8 FSP=[YR=2021] S12
 E14 U3 R3 N9 W17\$ E17\$ S9 D3 L3 W14 N12 U3 L3 W9 D3 L3
 S68 FOP=[YR=2021] S8 E20 N2 FGR=[YR=2021] E18 S2 E12 N23 W31
 S21 E1\$ W1 N8 W8 S2 W11\$ E11 N2 E8 N13 E31 N53\$.

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	DPH 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							