

LOT 45
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

HIGBEE JAMES ANDREW & JULIE ANN
95188 ORCHID BLOSSOM TR
FERNANDINA BEACH, FL 32034

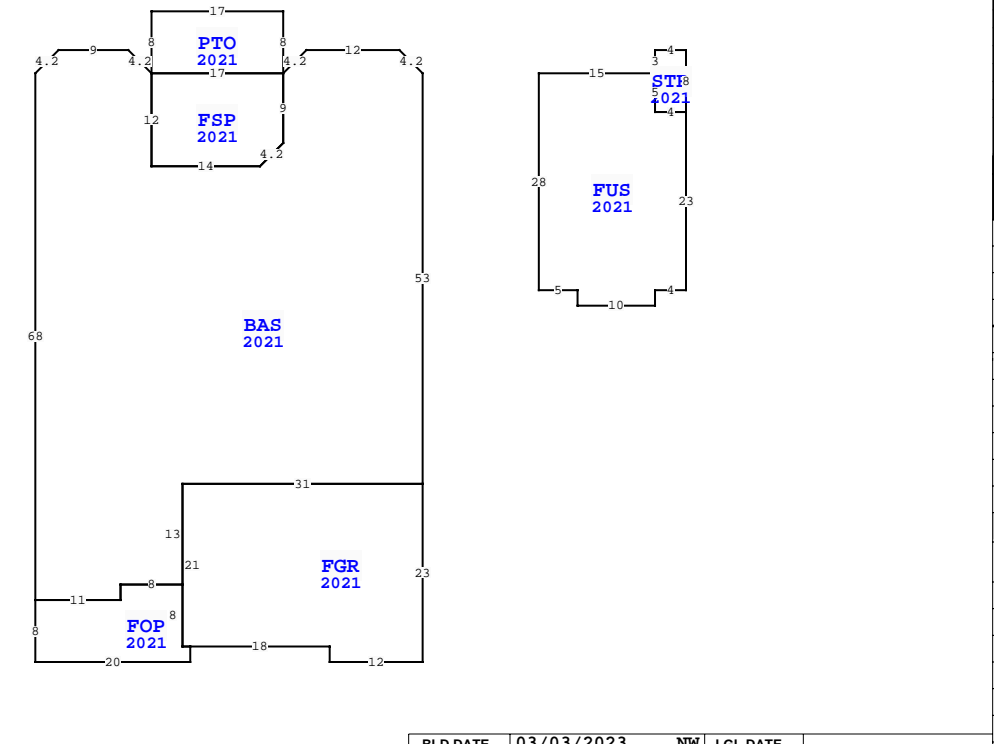
2025

30-2N-28-0152-0045-0000



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	4 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 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	3,845	104.3280	104.33	401,149	2021	2021	0	0	0	1.00	99.00		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		397,138	
TOTAL MARKET OB/XF VALUE		11,635	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		493,773	
SOH/AGL Deduction		118,023	
ASSESSED VALUE		375,750	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		325,028	
TOTAL JUST VALUE		493,773	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		465,947	

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	2,801	100	2021	2,801	289,306
FGR	675	55	2021	371	38,319
FOP	170	30	2021	51	5,268
FSP	200	40	2021	80	8,263
FUS	532	100	2021	532	54,949
PTO	136	5	2021	7	723
STR	32	10	2021	3	310
TOTALS	4,546			3,845	397,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2007277	CO ISSUED	0	01/28/2021
B2007277	NEW CONSTR	445,238	08/13/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2431/0378	1/29/2021	WD Q	Q	V	01	432,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HIGBEE JAMES ANDREW						
2375/1604	7/13/2020	WD U	U	V	30	560,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

EXTRA FEATURES														95188 ORCHID BLOSSOM TR, FERNANDINA BEACH, FL 32034		
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	984.00	SF	5.20	5.20	100	2021	2021	3	99	5,066	
2	0476	VF 6 SBPL	0	100	0	84.00	LF	32.00	32.00	100	2021	2021	3	96	2,580	
3	0470	VNYL GATE	0	100	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576	
4	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	
5	0462	ST/AL FNC	0	100	84	336.00	SF	10.00	10.00	100	2021	2021	3	93	3,125	

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

BUILDING DIMENSIONS													
BAS=[YR=2021] U3 L3 W12 D3 L3 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\$ PTR=E15 FUS=[YR=2021] E15 STR=[YR=2021] S5 E4 N8 W4 S3\$													
S5 E4 S23 W4 S2 W10N2 W5 N28\$ W15\$.													

LAND DESCRIPTION														TOTAL OB/XF 11,635										
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							