LOT 49
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

CHEN YU/XIE QINGXIANG
94946 PALM POINT DR S
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0049-0000

BUILDING CHARACTERISTICS

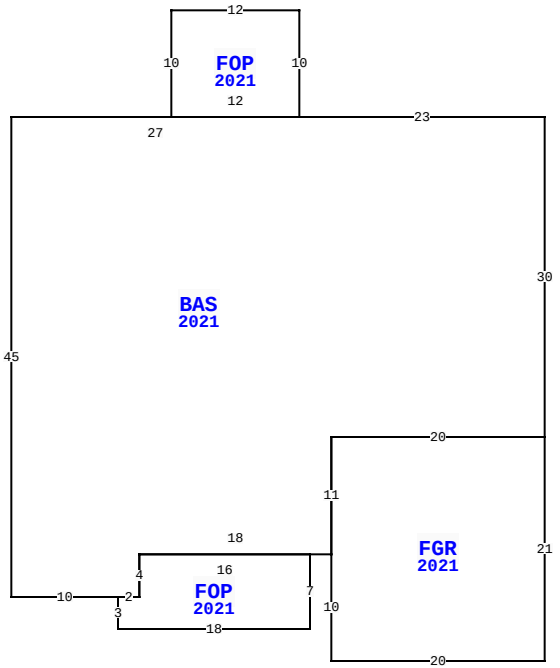
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	2021	1,878	210,835
FGR	420	55	2021	231	25,933
FOP	118	30	2021	35	3,929
FOP	120	30	2021	36	4,041
TOTALS	2,536			2,180	244,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,180	113.3958	113.40	247,212	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 0 Heated Area: 1878 HX Base Yr



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

95236 ORCHID BLOSSOM TR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	244,740
TOTAL MARKET OB/XF VALUE	3,792
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	333,532
SOH/AGL Deduction	0
ASSESSED VALUE	333,532
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,532
TOTAL JUST VALUE	333,532
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2109152	CO ISSUED	0	12/30/2021
B2109152	NEW CONSTR	272,613	07/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2529/1316	12/30/2021	WD	Q	I	01	386,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CHEN YU & QINGXIANG						
2468/1408	6/04/2021	WD	U	V	30	496,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W23 FOP=[YR=2021] N10 W12 S10 E12$ W27 S45 E10 FOP=[YR=2021] S3 E18 N7 W16 S4 W2$ E2 N4 E18 FGR=[YR=2021] S10 E20 N21 W20 S11$ N11 E20 N30$.

EXTRA FEATURES

LN	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	0	658.00	SF	5.20	5.20	100	2021	2021	3	99	3,387	
2	0810	CONCRETE A	0	0	3	21	63.00	SF	6.50	6.50	100	2021	2021	3	99	405	

LAND DESCRIPTION

TOTAL OB/XF 3,792

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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							

REVIEW DATE 01/18/2022 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS