

LOT 50
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

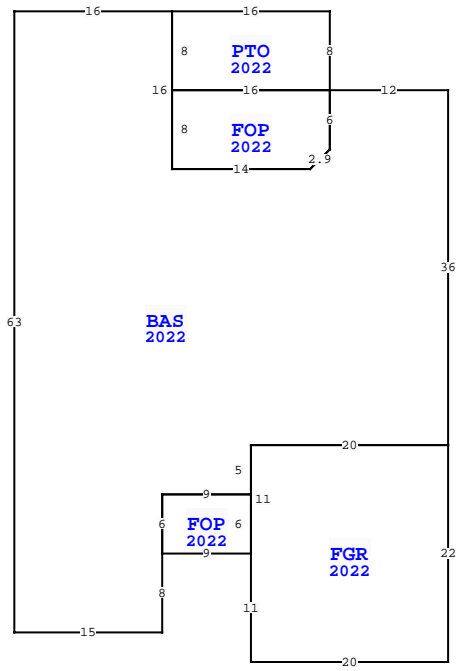
MURPHY JAMES OLIVER & PAMELA ANN
95244 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0050-0000

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 Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
BAS	1,916	100
FGR	440	55
FOP	54	30
FOP	126	30
PTO	128	5
TOTALS	2,664	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,218	119.1582	119.16	264,297	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 1916 HX Base Yr 2023											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			262,976
TOTAL MARKET OB/XF VALUE			5,856
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			353,832
SOH/AGL Deduction			163,275
ASSESSED VALUE			190,557
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			139,835
TOTAL JUST VALUE			353,832
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			332,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007623	ADDITION	6,600	08/01/2022
B2114585	NEW CONSTR	318,558	10/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2568/0860	5/26/2022	WD Q	Q	I	02	415,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MURPHY JAMES OLIVER						
2513/0835	11/12/2021	WD U	V		30	240,000
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	0			5.20	100	2022	2022	3	99	3,387	
2	0810	CONCRETE A	0	100	0	0		6.50	6.50	100	2022	2022	3	99	386	
3	0911	SCRN RM A	0	100	0	0		17.50	17.50	100	2022	2022	3	93	2,083	

LAND DESCRIPTION																								
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			RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

TOTAL OB/XF																								
												5,856												
REVIEW DATE 10/19/2022 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																								