

LOT 51  
AMELIA CONCOURSE PH 3 UNIT B  
OR 2365/1256

BROWN ROBERT J & TONI C L/E/  
95252 ORCHID BLOSSOM TR/L  
FERNANDINA BEACH, FL 32034

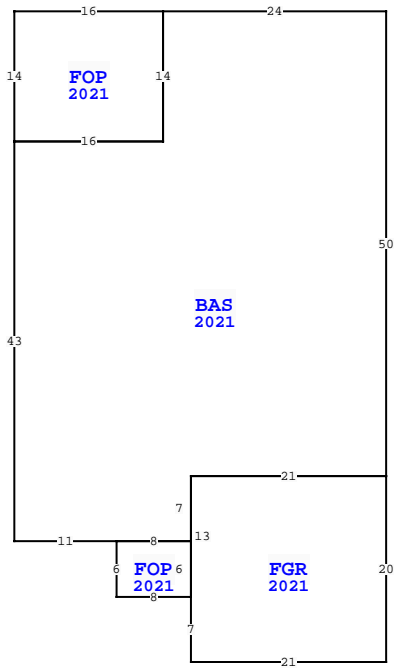
2025

30-2N-28-0152-0051-0000



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		2	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	1,909	100	2021
FGR	420	55	2021
FOP	48	30	2021
FOP	224	30	2021
TOTALS	2,601		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2022		251,395	2021	2021	0	0	1.00	99.00
				Heated Area: 1909			HX Base Yr 2022				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			248,881
TOTAL MARKET OB/XF VALUE			3,737
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			337,618
SOH/AGL Deduction			41,105
ASSESSED VALUE			296,513
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			245,791
TOTAL JUST VALUE			337,618
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			316,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2109151	CO ISSUED	0	12/14/2021
B2109151	NEW CONSTR	278,298	07/14/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2799/245	7/07/2025	LE U		I	11	100

GRANTOR: BROWN ROBERT J & TONI  
GRANTEE: DESTEFANO KASI ANN  
2522/1471 | 12/15/2021 | WD Q | I | 02 | 414,000  
GRANTOR: DREAM FINDERS HOMES L  
GRANTEE: BROWN ROBERT J & TO

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	2021	2021	3	99	3,737	

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

95252 ORCHID BLOSSOM TR, FERNANDINA BEACH, FL 32034

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2021] W24 FOP=[YR=2021] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2021] S6 E8 FGR=[YR=2021] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$.											

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							