

LOT 52
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

KELLY TY M & HALEY S
95260 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

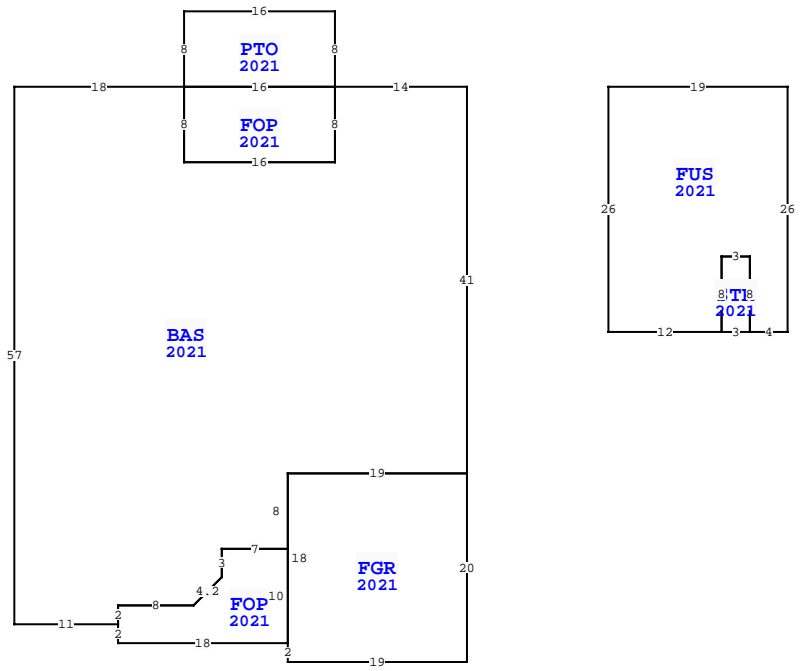
2025

30-2N-28-0152-0052-0000



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 Floo	13	LVT/LAMMT	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		6	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories		2.	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
BAS	2,222	100	2021
FGR	380	55	2021
FOP	119	30	2021
FOP	128	30	2021
FUS	470	100	2021
PTO	128	5	2021
STR	24	10	2021
TOTALS	3,471		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,983	109.9518	109.95	327,981	2021	2021	0	0	1.00	99.00		
1 SINGLE FAM - 100% - 2023 Heated Area: 2692 HX Base Yr 2023													



NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				324,701
TOTAL MARKET OB/XF VALUE				10,490
TOTAL LAND VALUE - MARKET				85,000
TOTAL MARKET VALUE				420,191
SOH/AGL Deduction				15,430
ASSESSED VALUE				404,761
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				354,039
TOTAL JUST VALUE				420,191
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				395,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011496	CO ISSUED	0	06/24/2021
B2011496	NEW CONSTR	353,268	11/20/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2476/0369	6/30/2021	WD	U	V	11	100
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						
2475/1674	6/24/2021	WD	Q	I	01	381,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KELLY TY M & HALEY						

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	681.00	UT	5.20	5.20	100	2021	2021	3	99	3,506	
2	0462	ST/AL FNC	0	100	180	720.00	SF	10.00	10.00	100	2021	2021	3	93	6,696	
3	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	

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

BUILDING DIMENSIONS
BAS=[YR=2021] W14 PTO=[YR=2021] N8 W16 S8 FOP=[YR=2021] S8 E16 N8 W16\$ E16\$ S8 W16 N8 W18 S57 E11 FOP=[YR=2021] S2 E18 FGR=[YR=2021] S2 E19 N20 W19 S18 \$ N10 W7 S3 D3 L3 W8 S2\$ N2 E8 U3 R3 N3 E7 N8 E19 N41\$ PTR=E15 FUS=[YR=2021] E19 S26 W4 STR=[YR=2021] N8 W3 S8 E3\$ N8 W3 S8 W12 N26\$ W15\$.

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									