

LOT 56
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

SIMPSON SHIRLEY ANN
95292 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

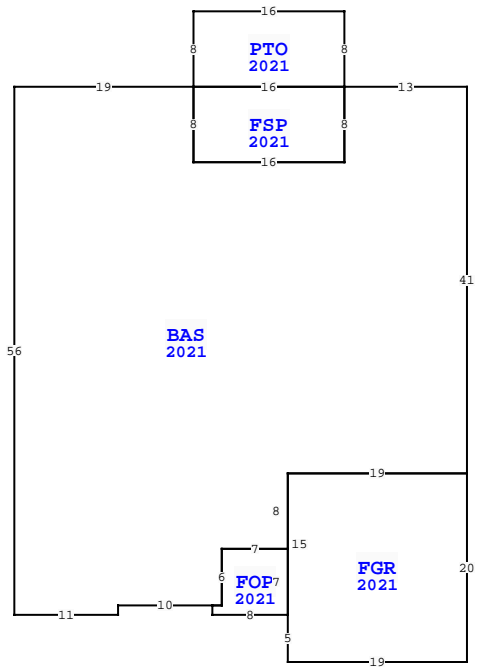
2025

30-2N-28-0152-0056-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
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	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	2,215	100	2021
FGR	380	55	2021
FOP	50	30	2021
FSP	128	40	2021
PTO	128	5	2021
TOTALS	2,901		

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								
Heated Area: 2215						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			287,725
TOTAL MARKET OB/XF VALUE			10,556
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			383,281
SOH/AGL Deduction			175,459
ASSESSED VALUE			207,822
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			157,100
TOTAL JUST VALUE			383,281
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			360,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010835	CO ISSUED	0	04/01/2021
B2010835	NEW CONSTR	294,585	11/06/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2449/1062	3/31/2021	WD Q	Q	I	01	283,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SIMPSON SHIRLEY ANN						
2395/1495	9/25/2020	WD U	V		30	840,000
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	674.00	SF	5.20	5.20	100	2021	2021	3	99	3,470	
2	0462	ST/AL FNC	0	100	66	264.00	SF	10.00	10.00	100	2021	2021	3	93	2,455	
3	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	
4	0476	VF 6 SBPL	0	100	0	132.00	LF	32.00	32.00	100	2021	2021	3	96	4,055	
5	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	
TOTAL OB/XF															10,556	

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

BUILDING DIMENSIONS			
BAS=[YR=2021] W13 PTO=[YR=2021] N8 W16 S8 FSP=[YR=2021] S8 E16 N8 W16 \$ E16\$ S8 W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2021] S1 E8 FGR=[YR=2021] S5 E19 N20 W19 S15\$ N7 W7 S6 W1\$ E1 N6 E7 N8 E19 N41\$.			

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	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							