

LOT 59  
AMELIA CONCOURSE PH 3 UNIT B  
OR 2365/1256

FINNEGAN LIAM J/ANDRESS LESLIE L  
95324 ORCHID BLOSSOM TRL  
FERNANDINA BEACH, FL 32034

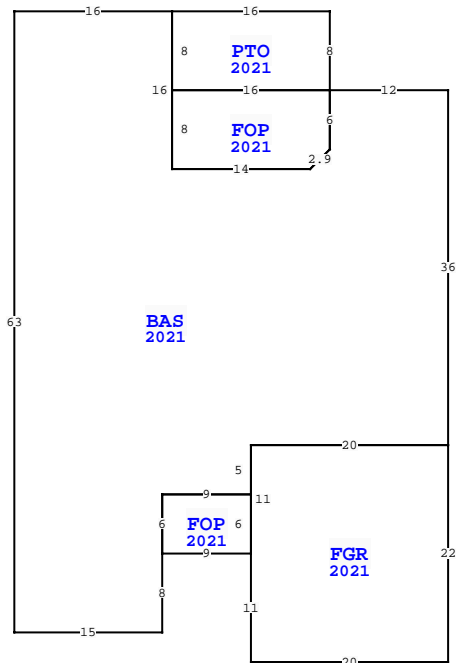
2025

30-2N-28-0152-0059-0000



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	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	1,916	100	2021
FGR	440	55	2021
FOP	54	30	2021
FOP	126	30	2021
PTO	128	5	2021
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	112.1610	112.16	248,771	2021	2021	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2024										Heated Area: 1916	
										HX Base Yr 2024	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		245,039	
TOTAL MARKET OB/XF VALUE		12,248	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		342,287	
SOH/AGL Deduction		11,599	
ASSESSED VALUE		330,688	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		279,966	
TOTAL JUST VALUE		342,287	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		321,368	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230008082	SCRN ENCL	4,254	06/23/2023
21002653	NEW CONSTR	261,880	03/17/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2644/302	5/26/2023	WD Q	Q	I	01	425,000
GRANTOR: BENSON DIANE G & RAYM						
GRANTEE: FINNEGAN LIAM J ET						
2516/1121	11/17/2021	WD Q	Q	I	01	304,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BENSON DIANE GREENE						

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	766.00	SF	5.20	5.20	100	2021	2021	3	99	3,943	
2	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	
3	0912	SCRN RM G	0	100	0	128.00	SF	20.00	20.00	100	2024	2023		97	2,483	
4	0462	ST/AL FNC	0	100	0	392.00	SF	10.00	10.00	100	2024	2023		98	3,842	

BLD DATE		03/03/2023		NW		LGL DATE		04/23/2025		MLU	
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BUILDING NOTES	
BAS=[YR=2021] W12 PTO=[YR=2021] N8 W16 S8 FOP=[YR=2021] S8 E14 U2 R2 N6 W16\$ E16\$ S6 D2 L2 W14 N16 W16 S63 E15 N8 FOP=[YR=2021] E9 FGR=[YR=2021] S11 E20 N22 W20 S11\$ N6 W9 S6\$ N6 E9 N5 E20 N36\$.	

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	DPTH 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							