

LOT 61
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

GALLERANI LISA M
95340 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

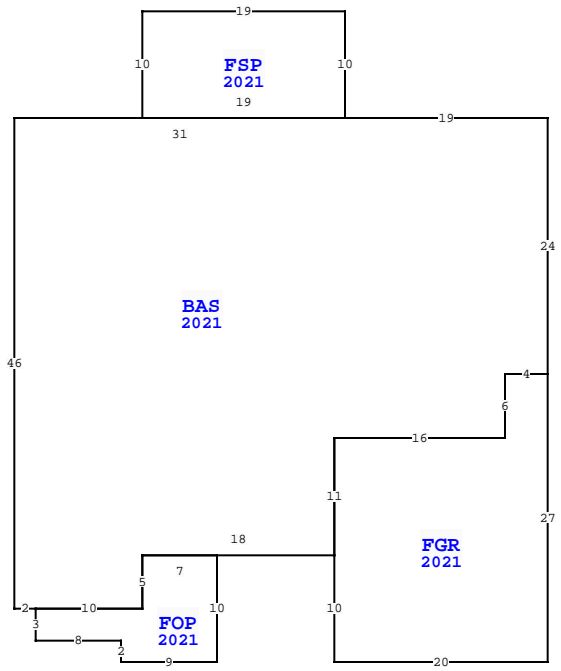
2025

30-2N-28-0152-0061-0000



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/LAMTM	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	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	1,866	100	2021
FGR	444	55	2021
FOP	104	30	2021
FSP	190	40	2021
TOTALS	2,604		

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		251,851	2021	2021	0	0	1.00	99.00
Heated Area: 1866						HX Base Yr 2022					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	249,332		
TOTAL MARKET OB/XF VALUE	3,804		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	338,136		
SOH/AGL Deduction	41,280		
ASSESSED VALUE	296,856		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	246,134		
TOTAL JUST VALUE	338,136		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	316,867		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011641	CO ISSUED	0	06/30/2021
B2011641	NEW CONSTR	259,100	11/24/2020

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						
2476/1622	6/29/2021	WD	Q	I	01	324,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GALLERANI LISA M						

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
1	0811	CONCRETE B	0	100	0	739.00	SF	5.20	5.20	100	2021	2021	3	99
95340 ORCHID BLOSSOM TR, FERNANDINA BEACH, FL 32034														
										BLD DATE	03/03/2023	NW	LGL DATE	04/23/2025
										XF DATE			LAND DATE	
										INC DATE			AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W19 FSP=[YR=2021] N10 W19 S10 E19\$ W31 S46 E2	
FOP=[YR=2021] S3 E8 S2 E9 N10 W7 S5 W10\$ E10 N5 E18	
FGR=[YR=2021] S10 E20 N27 W4 S6 W16 S11\$ N11 E16 N6 E4 N24\$.	

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	DPHT 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							