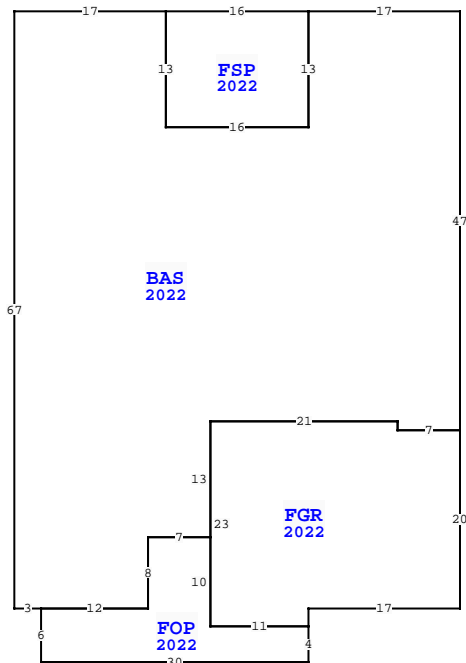




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	13	LVT/LAMMT 60	
Interior Floo	14	CARPET 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
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	2,505	100	2022
FGR	603	55	2022
FOP	214	30	2022
FSP	208	40	2022
TOTALS	3,530		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,984	108.7674	108.77	324,570	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023											
					Heated Area: 2505						
					HX Base Yr 2023						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		322,947	
TOTAL MARKET OB/XF VALUE		20,995	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		428,942	
SOH/AGL Deduction		16,271	
ASSESSED VALUE		412,671	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		361,949	
TOTAL JUST VALUE		428,942	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		404,667	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007168	ADDITION	10,000	08/01/2022
21008241	NEW CONSTR	366,379	09/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2560/1472	4/29/2022	WD Q	Q	I	02	451,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RUSS ROY & DEBORAH						
2473/1333	6/24/2021	WD U	V		30	496,000
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	0812	CONCRETE C	0	100	0	1,174.00	SF	4.00	4.00	100	2022	2022	3	99	4,649	
2	0911	SCRN RM A	0	100	10	230.00	SF	17.50	17.50	100	2022	2022	3	93	3,743	
3	0855	CONC PAVER	0	100	0	950.00	SF	10.00	10.00	100	2022	2022	3	99	9,405	
4	0855	CONC PAVER	0	100	19	323.00	SF	10.00	10.00	100	2022	2022	3	99	3,198	

BLD DATE		03/03/2023		NW		LGL DATE		04/23/2025		MLU	
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BUILDING NOTES	
95348 ORCHID BLOSSOM TR, FERNANDINA BEACH, FL 32034	

BUILDING DIMENSIONS	
BAS=[YR=2022] W17 FSP=[YR=2022] W16 S13 E16 N13\$ S13 W16 N13 W17 S67 E3FOP=[YR=2022] S6 E30 N4 FGR=[YR=2022] N2 E17 N20 W7 N1 W21 S23 E11\$ W11 N10 W7 S8 W12\$ E12 N8 E7 N13 E21 S1 E7 N47\$.	

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							