

LOT 65
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

RICE DAISY M & MICHAEL P
95376 ORCHID BLOSSOM TR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0065-0000



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	11	CLAY TILE	70
Interior Floo	14	CARPET	30
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	2,498	100	2021
FGR	622	55	2021
FOP	65	30	2021
FSP	208	40	2021
TOTALS	3,393		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,943	116.5647	116.56	343,036	2021	2021	0	0	1.00	99.00

1 SINGLE FAM - 100% - 2022 Heated Area: 2498 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			339,606
TOTAL MARKET OB/XF VALUE			11,923
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			436,529
SOH/AGL Deduction			53,356
ASSESSED VALUE			383,173
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			332,451
TOTAL JUST VALUE			436,529
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			411,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006759	CO ISSUED	0	01/28/2021
B2006759	NEW CONSTR	342,845	09/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2430/0481	1/29/2021	WD Q	Q	I	02	347,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RICE DAISY M & MICH						
2415/0032	12/07/2020	WD U	V	V	30	350,000
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	0			995.00	SF	4.00	100	2021	2021	3	99	3,940
2	0476	VF 6 SBPL	0	100	0	0			228.00	LF	32.00	100	2021	2021	3	96	7,004
3	0470	VNYL GATE	0	100	0	0			1.00	UT	300.00	100	2021	2021	3	96	288
4	0463	FENCE GATE	0	100	0	0			1.00	UT	300.00	100	2021	2021	3	96	288
5	0479	VF PICKET	0	100	0	0			42.00	LF	10.00	100	2021	2021	3	96	403

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

BUILDING NOTES	
95376 ORCHID BLOSSOM TR, FERNANDINA BEACH, FL 32034	

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							