

LOT 66
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

PEARCE KRISTAL MARIE
95384 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

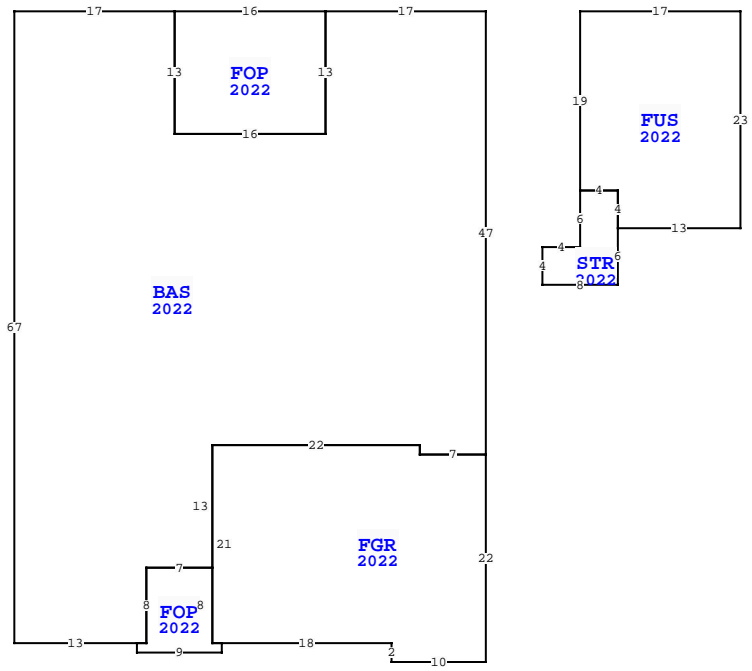
2025

30-2N-28-0152-0066-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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	2,484	100	2022
FGR	622	55	2022
FOP	65	30	2022
FOP	208	30	2022
FUS	375	100	2022
STR	56	10	2022
TOTALS	3,810		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,289	109.1580	109.16	359,027	2022	2022	0	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 2859 HX Base Yr 2023												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			357,232
TOTAL MARKET OB/XF VALUE			46,411
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			488,643
SOH/AGL Deduction			120,468
ASSESSED VALUE			368,175
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			317,453
TOTAL JUST VALUE			488,643
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			463,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014156	ADDITION	25,687	09/12/2022
22008072	SWIM POOL	66,402	05/24/2022
B2111458	CO ISSUED	0	03/31/2022
B2111458	NEW CONSTR	413,335	08/30/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/1859	3/30/2022	WD	Q	I	01	516,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PEARCE KRISTAL MARI						
2480/0123	7/13/2021	WD	U	V	30	124,000
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	0		984.00	SF 5.20	100	2022	2022	3	99	5,066	
2	0861	POOL GUNIT	0	100	0	0		288.00	SF 85.00	100	2022	2022	3	95	23,256	
3	0911	SCRN RM A	0	100	0	0		800.00	SF 17.50	100	2022	2022	3	93	13,020	
4	0855	CONC PAVER	0	100	0	0		512.00	SF 10.00	100	2022	2022	3	99	5,069	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE	04/23/2025	MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS												
BAS=[YR=2022] W17 FOP=[YR=2022] W16 S13 E16 N13\$ S13 W16												
N13 W17 S67 E13 FOP=[YR=2022] S1 E9 N1 FGR=[YR=2022] E18 S2												
E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1												
E7 N47\$ PTR= E10 FUS=[YR=2022] E17 S23 W13 STR=[YR=2022] S6												
W8 N4 E4 N6 E4 S4\$ N4 W4 N19\$ W10\$.												

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								