

LOT 67
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

MELE WILLIAM JOSHUA & AMY
95392 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

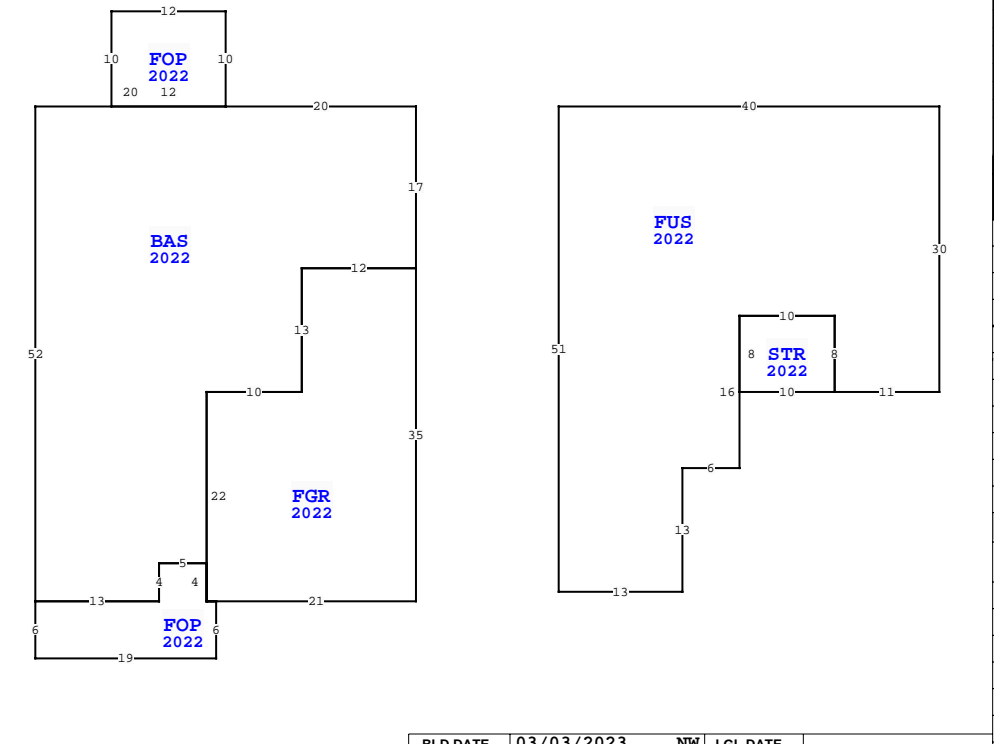
2025

30-2N-28-0152-0067-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	11	CLAY TILE 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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,297	112.5390	112.54	371,044	2022	2022	0	0	0.50	99.50		



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100	2022	1,420	159,008
FGR	640	55	2022	352	39,416
FOP	120	30	2022	36	4,031
FOP	134	30	2022	40	4,479
FUS	1,441	100	2022	1,441	161,359
STR	80	10	2022	8	896
TOTALS	3,835			3,297	369,189

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE			369,189	
TOTAL MARKET OB/XF VALUE			3,897	
TOTAL LAND VALUE - MARKET			85,000	
TOTAL MARKET VALUE			458,086	
SOH/AGL Deduction			222,813	
ASSESSED VALUE			235,273	
TOTAL EXEMPTION VALUE	HX HB		50,722	
BASE TAXABLE VALUE			184,551	
TOTAL JUST VALUE			458,086	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			431,418	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109860	NEW CONSTR	411,362	07/27/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2739/197	9/18/2024	WD	Q	I	02	527,500

GRANTOR: RANKIN CLINT ALTON &
GRANTEE: MELE WILLIAM JOSHUA
2544/0484 2/28/2022 WD Q I 01 504,100
GRANTOR: DREAM FINDERS HOMES L
GRANTEE: RANKIN CLINT A & WE

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	757.00	SF	5.20	5.20	100	2022	2022	3	99	3,897	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W20 FOP=[YR=2022] N10 W12 S10 E12\$ W20 S52	
FOP=[YR=2022] S6 E19 N6 W1 N4 W5 S4 W13\$ E13 N4 E5 S4 E1	
FGR=[YR=2022] E21 N35 W12 S13 W10 S22 E1\$ W1 N22 E10 N13 E12	
N17\$ PTR=E15 FUS=[YR=2022] E40 S30 W11 STR=[YR=2022] W10 N8	
E10 S8\$ N8 W10 S16 W6 S13 W13 N51\$ W15 \$.	

LAND DESCRIPTION																								
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							