

LOT 69
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

MASON SUSAN M
95422 ORCHID BLOSSOM TR
FERNANDINA BEACH, FL 32034

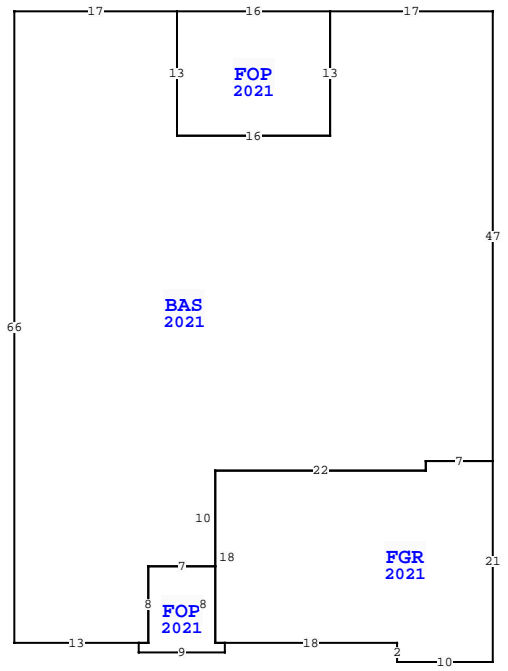
2025

30-2N-28-0152-0069-0000



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	11	CLAY TILE	70
Interior Floor	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	2,507	100	2021
FGR	549	55	2021
FOP	65	30	2021
FOP	208	30	2021
TOTALS	3,329		

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									Heated Area: 2507	HX Base Yr



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			333,605
TOTAL MARKET OB/XF VALUE			4,213
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			422,818
SOH/AGL Deduction			16,475
ASSESSED VALUE			406,343
TOTAL EXEMPTION VALUE	13		406,343
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			422,818
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			397,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1003656	CO ISSUED	0	10/21/2021
21003656	NEW CONSTR	363,584	03/25/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2510/0878	10/26/2021	WD Q	Q	I	02	410,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MASON SUSAN M						
2439/1606	3/03/2021	WD U	V	V	30	770,000
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			4.00	100	2021	2021	3	99	4,213	

BLD DATE		03/03/2023	NW	LGL DATE	04/23/2025	MLU
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BUILDING NOTES	
BAS=[YR=2021] W17 FOP=[YR=2021] W16 S13 E16 N13\$ S13 W16 N13 W17 S66 E13 FOP=[YR=2021] S1 E9 N1 FGR=[YR=2021] E18 S2 E10 N21 W7 S1 W22 S18 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N10 E22 N1 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	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							