

LOT 70
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

HOLLOMAN ROBERT & JENNIFER
95430 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

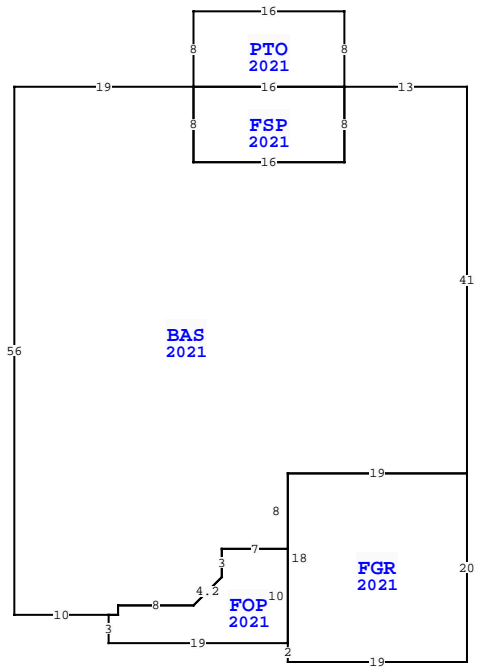
2025

30-2N-28-0152-0070-0000



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	13	LVT/LAMTM	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	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	2,211	100	2021
FGR	380	55	2021
FOP	122	30	2021
FSP	128	40	2021
PTO	128	5	2021
TOTALS	2,969		

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: 2211								
					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			273,451
TOTAL MARKET OB/XF VALUE			3,583
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			362,034
SOH/AGL Deduction			132,705
ASSESSED VALUE			229,329
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			178,607
TOTAL JUST VALUE			362,034
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			339,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105859	NEW CONSTR	318,406	05/07/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2794/1395	6/17/2025	WD Q	Q	I	01	530,000
GRANTOR: SWARINGEN JAMES B & D						
GRANTEE: HOLLOMAN ROBERT & J						
2519/1109	11/24/2021	WD Q	Q	I	01	342,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SWARINGEN JAMES B &						

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
1	0811	CONCRETE B	0	100	0	696.00	SF	5.20	5.20	100	2021	2021
95430 ORCHID BLOSSOM TR, FERNANDINA BEACH, FL 32034												
BLD DATE 03/03/2023 NW LGL DATE 04/23/2025 MLU												
XF DATE												
INC DATE												

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2021] W13 PTO=[YR=2021] N8 W16 S8 FSP=[YR=2021] S8 E16 N8 W16\$ E16\$ S8 W16 N8 W19 S56 E10 FOP=[YR=2021] S3 E19 FGR=[YR=2021] S2 E19 N20 W19 S18 \$ N10 W7 S3 D3 L3 W8 S1 W1\$ E1 N1 E8 U3 R3 N3 E7 N8 E19 N41\$.			

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								