

LOT 72
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

CLENDENEN PATRICIA A
95446 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

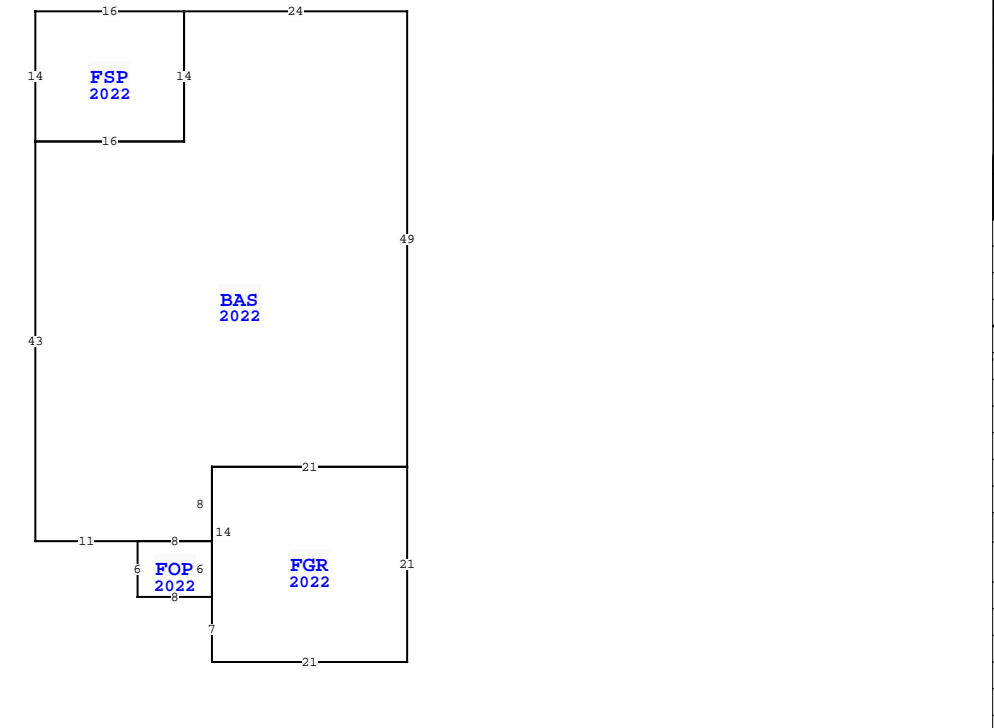
2025

30-2N-28-0152-0072-0000



BUILDING CHARACTERISTICS	
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	13 LVT/LAMMT 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 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	2,235	113.3958	113.40	253,449	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	1,888	100	2022	1,888	213,029
FGR	441	55	2022	243	27,418
FOP	48	30	2022	14	1,580
FSP	224	40	2022	90	10,155
TOTALS	2,601			2,235	252,182

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	672.00	SF	5.20	5.20	100	2022	2022	3	99	3,459	
2	0810	CONCRETE A	0	100	0	42.00	SF	6.50	6.50	100	2022	2022	3	99	270	

BLD DATE	03/03/2023	NW	LGL DATE	04/23/2025	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		
95446 ORCHID BLOSSOM TR, FERNANDINA BEACH, FL 32034					

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		252,182
TOTAL MARKET OB/XF VALUE		3,729
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		340,911
SOH/AGL Deduction		15,004
ASSESSED VALUE		325,907
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		275,185
TOTAL JUST VALUE		340,911
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015779	NEW CONSTR	317,054	11/15/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2591/0580	9/15/2022	WD Q	Q	I	01	457,500
GRANTOR: BASIRICO RONALD J & H						
GRANTEE: CLENDENEN PATRICIA						
2576/1948	7/07/2022	WD Q	Q	I	01	415,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BASIRICO RONALD J &						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2022] W24 FSP=[YR=2022] W16 S14 E16 N14\$ S14 W16 S43
E11 FOP=[YR=2022] S6 E8 FGR=[YR=2022] S7 E21 N21 W21 S14\$ N6
W8\$ E8 N8 E21 N49\$.

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000										