

LOT 73
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

DAYTON ANTHONY ZEBEDEE & JODY MARIE
95454 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

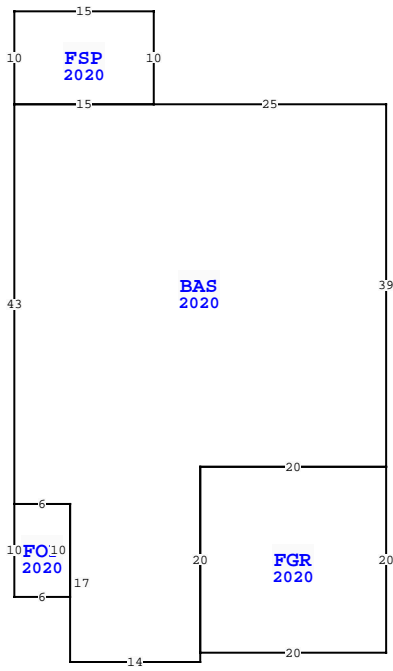
2025

30-2N-28-0152-0073-0000



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/LAMMT	50
Interior Floor	14	CARPET	50
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
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	1,878	100	2020
FGR	400	55	2020
FOP	60	30	2020
FSP	150	40	2020
TOTALS	2,488		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,176	113.1900	113.19	246,301	2020	2020	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2021 Heated Area: 1878 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			242,606
TOTAL MARKET OB/XF VALUE			3,886
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			331,492
SOH/AGL Deduction			97,641
ASSESSED VALUE			233,851
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			183,129
TOTAL JUST VALUE			331,492
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			310,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006275	CO ISSUED	0	12/21/2020
B2006275	NEW CONSTR	255,074	08/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
2419/1730	12/21/2020	WD Q	Q	I	01	253,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DAYTON ANTHONY ZEBE						
2385/1244	8/19/2020	WD U	V	V	30	630,000
GRANTOR: DFC AMELIA COUMCOURSE						
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
1	0810	CONCRETE A	0	100	15	3	SF	6.50	6.50	100	2020
2	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	2020

TOTAL OB/XF												3,886			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	Q	V	I	RSN	CD	SALE PRICE				
03/03/2023			NW	04/23/2025							MLU				

BUILDING NOTES											
BAS=[YR=2020] W25 FSP=[YR=2020] N10 W15 S10 E15\$ W15 S43											
FOP=[YR=2020] S10 E6 N10 W6\$ E6 S17 E14 N1 FGR=[YR=2020]											
E20 N20 W20 S20\$ N20 E20 N39\$.											

BUILDING DIMENSIONS											
BAS=[YR=2020] W25 FSP=[YR=2020] N10 W15 S10 E15\$ W15 S43											
FOP=[YR=2020] S10 E6 N10 W6\$ E6 S17 E14 N1 FGR=[YR=2020]											
E20 N20 W20 S20\$ N20 E20 N39\$.											

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	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							