

LOT 74  
 AMELIA CONCOURSE PH 3 UNIT C  
 OR 2369/448

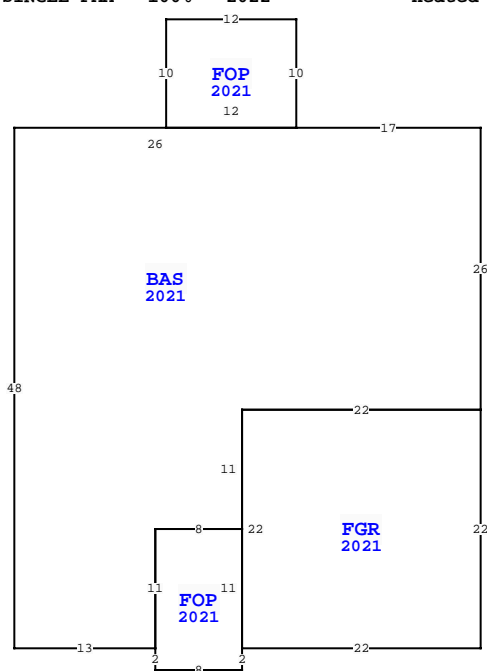
TERLEP RYAN GREGORY  
 95462 ORCHID BLOSSOM TRAIL  
 FERNANDINA BEACH, FL 32034

**2025**

30-2N-28-0152-0074-0000  


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	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	1,492	100	2021
FGR	484	55	2021
FOP	104	30	2021
FOP	120	30	2021
TOTALS	2,200		

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: 1492					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			213,232
TOTAL MARKET OB/XF VALUE			3,671
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			301,903
SOH/AGL Deduction			38,199
ASSESSED VALUE			263,704
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			212,982
TOTAL JUST VALUE			301,903
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			282,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2009170	CO ISSUED	0	02/10/2021
B2009170	NEW CONSTR	215,047	10/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2439/1061	2/25/2021	WD Q	Q	I	01	286,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: TERLEP RYAN GREGORY						
2395/1495	9/25/2020	WD U	V		30	840,000
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	0811	CONCRETE B	0	100	0	0			5.20	100	2021	2021	3	99	3,671	

BLD DATE		03/03/2023	NW	LGL DATE	04/23/2025	MLU
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BUILDING NOTES	
95462 ORCHID BLOSSOM TR, FERNANDINA BEACH, FL 32034	

BUILDING DIMENSIONS	
BAS=[YR=2021] W17 FOP=[YR=2021] N10 W12 S10 E12\$ W26 S48 E13 FOP=[YR=2021] S2 E8 N2 FGR=[YR=2021] E22 N22 W22 S22\$ N11 W8 S11\$ N11 E8 N11 E22 N26\$.	

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	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							