LOT 141
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

HUDSON PROP HOLDINGS III LLC
2711 N HASKELL AVE
DALLAS, TX 75204

2025

30-2N-28-0152-0141-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

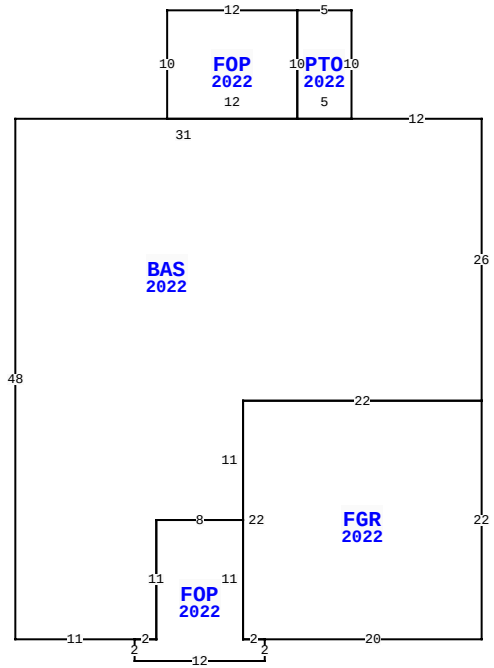
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,492	100	2022	1,492	185,181
FGR	484	55	2022	266	33,015
FOP	112	30	2022	34	4,220
FOP	120	30	2022	36	4,469
PTO	50	5	2022	2	248
TOTALS	2,258			1,830	227,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,830	124.7400	124.74	228,274	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1492 HX Base Yr



95500 ORCHID BLOSSOM TR, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	227,133
TOTAL MARKET OB/XF VALUE	13,573
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	325,706
SOH/AGL Deduction	0
ASSESSED VALUE	325,706
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	325,706
TOTAL JUST VALUE	325,706
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003095	CO ISSUED	0	11/01/2022
22006248	NEW CONSTR	262,793	04/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2607/1236	11/29/2022	WD	Q	I	01	376,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HUDSON PROPERTY HOL						
2556/1000	4/18/2022	WD	U	I	30	1,100,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 PTO=[YR=2022] N10 W5 FOP=[YR=2022] W12 S10 E12 N10$ S10 E5$ W31 S48 E11 FOP=[YR=2022] S2 E12 N2 FGR=[YR=2022] E20 N22 W22 S22 E2$ W2 N11 W8 S11 W2$ E2 N11 E8 N11 E22 N26$.

EXTRA FEATURES

LN	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	0855	CONC PAVER	0	0	0	0	1,371.00	SF	10.00	10.00	100	2022	2022	3	99	13,573	

LAND DESCRIPTION

TOTAL OB/XF 13,573

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 12/13/2022 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS