LOT 92
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

LOTZ JOHN & JULIE
95031 ORCHID PL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0092-0000

BUILDING CHARACTERISTICS

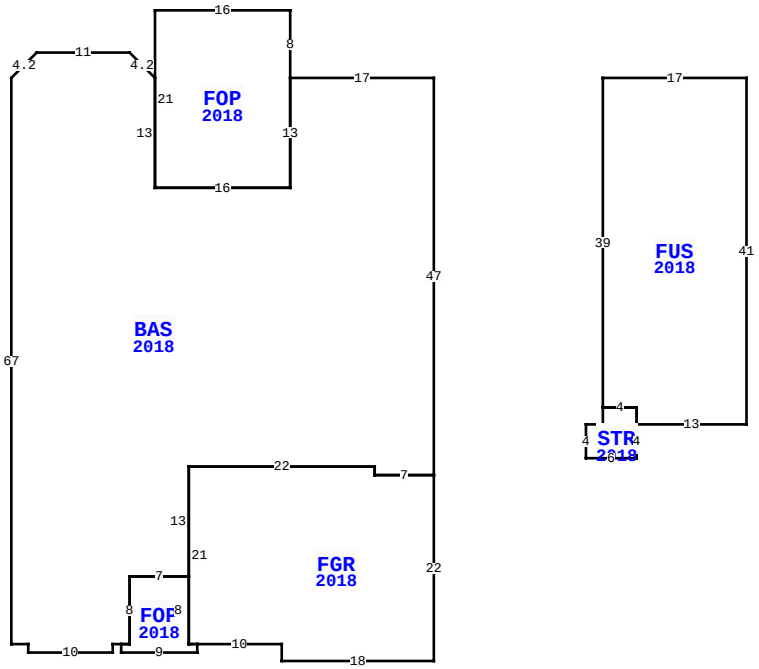
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,536	100	2018	2,536	285,671
FGR	638	55	2018	351	39,539
FOP	65	30	2018	20	2,253
FOP	336	30	2018	101	11,377
FUS	689	100	2018	689	77,613
STR	32	10	2018	3	338
TOTALS	4,296			3,700	416,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,700	110.6595	116.19	429,903	2018	2018	0	0	0	3.05	96.95

1 SINGLE FAM 100% - 2019 Heated Area: 3225 HX Base Yr 2019



95031 ORCHID PL, FERNANDINA BEACH

BLD DATE	03/29/2023 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		416,791
TOTAL MARKET OB/XF VALUE		47,500
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		549,291
SOH/AGL Deduction		328,215
ASSESSED VALUE		221,076
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		169,665
TOTAL JUST VALUE		549,291
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		532,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1804216	SWIM POOL	54,635	06/01/2018
18004321	CO ISSUED	0	04/30/2018
B1705908	NEW CONSTR	411,442	10/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2529/1552	1/07/2022	QC	U	I	11	100
GRANTOR: LOTZ JOHN CALVIN III						
GRANTEE: LOTZ JOHN & JULIE						
2198/0627	5/18/2018	WD	Q	I	01	442,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LOTZ JOHN CALVIN II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 FOP=[YR=2018] N8 W16 S21 E16 N13$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E2 S1 E10 N1 E1 FOP=[YR=2018] S1 E9 N1 FGR=[YR=2018] E10 S2 E18 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E22 S1 E7 N47$ PTR=E20 FUS=[YR=2018] E17 S41 W13 STR=[YR=2018] S4 W6 N4 E2 N2 E4 S2$ N2 W4 N39$ W20$.

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
2	0860	POOL/SPA	0	100	25	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 47,500

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS