LOT 93
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

DAVIS SHANNON & BYRON LYN
95023 ORCHID PLACE
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0151-0093-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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		4 100
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

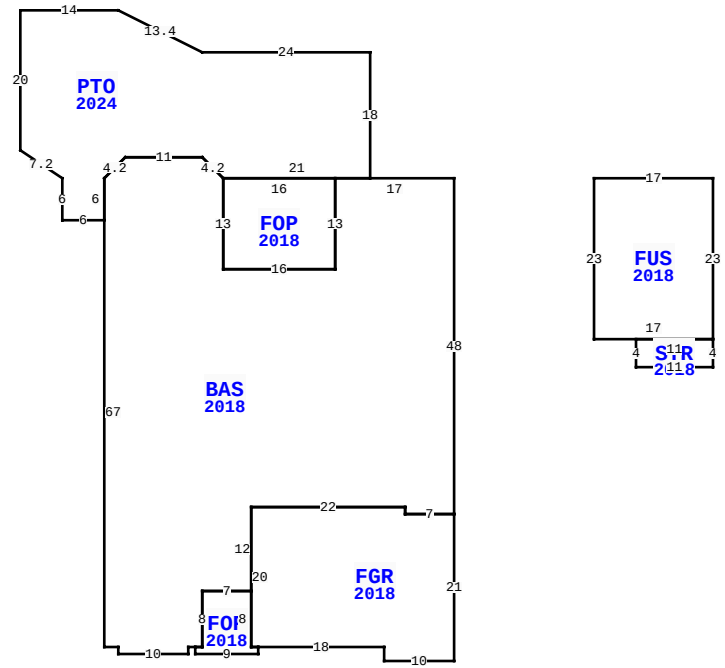
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,565	100	2018	2,565	302,323
FGR	593	55	2018	326	38,424
FOP	65	30	2018	20	2,357
FOP	208	30	2018	62	7,308
FUS	391	100	2018	391	46,085
PTO	1,002	5	2024	50	5,894
STR	44	10	2018	4	471
TOTALS	4,868			3,418	402,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,418	115.7268	121.51	415,321	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2019 Heated Area: 2956 HX Base Yr 2019



95023 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		402,861
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		487,861
SOH/AGL Deduction		151,871
ASSESSED VALUE		335,990
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		284,579
TOTAL JUST VALUE		487,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		476,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C180728	CO ISSUED	0	06/21/2018
B180728	NEW CONSTR	374,739	01/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2842/889	1/14/2026	WD	Q	I	01	540,000
GRANTOR: GOWER DAVID MICHAEL &						
GRANTEE: DAVIS SHANNON & BYR						
2205/1643	6/22/2018	WD	Q	I	02	339,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GOWER DAVID MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W17 S13 W16 N13 U3L3 W11 D3L3 S67 E2 S1 E10 N1 E1 E1 N8 E7 N12 E22 S1 E7 N48 $
FGR=[YR=2018;ORIG=-28,67] E18 S2 E10 N21 W7 N1 W22 S20 E1 $
FUS=[YR=2018;ORIG=20,0] E17 S23 W17 N23 $
FOP=[YR=2018;ORIG=-17,0] W16 S13 E16 N13 $
FOP=[YR=2018;ORIG=-37,67] S1 E9 N1 W1 N8 W7 S8 W1 $
STR=[YR=2018;ORIG=37,23] S4 W11 N4 E11 $
PTR=[ORIG=0,0] E20 W20 $
PTO=[YR=2024;ORIG=-12,0] W21 U3L3 W11 D3L3 S6 W6 N6 U4L6 N20 E14 D6R12 E24 S18 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 05/07/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS