

AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252 & (2021)
AMELIA CONCOURSE PH 3 UNIT B

AMELIA CONCOURSE PHASE THREE/UNITS A B & C OR 2365
FERNANDINA BEACH, FL 32034

2026

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



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4												
																VALUATION BY STANDARD														
																Tax Group: 4					Tax Dist:									
																BUILDING MARKET VALUE										0				
																TOTAL MARKET OB/XF VALUE										0				
																TOTAL LAND VALUE - MARKET										0				
																TOTAL MARKET VALUE										0				
																SOH/AGL Deduction										0				
																ASSESSED VALUE										0				
																TOTAL EXEMPTION VALUE										0				
																BASE TAXABLE VALUE										0				
DOR CODE						H. HEADER RECORD																								
MAP NUM						MKT AREA				04																				
NEIGHBORHOOD/LOC						4067.200																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																														
EXTRA FEATURES						ORCHID BLOSSOM TR, FERNANDINA BEACH																								
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												
LAND DESCRIPTION						TOTAL OB/XF 0																								
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				
REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS																														