LOT 1
(EX PT IN OR 2486/1274)
AMELIA CONCOURSE PH 3 UNIT C

MORAN HEATHER
95515 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

**2026**

**30-2N-28-0152-0001-0000**

## 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 | | 5 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |

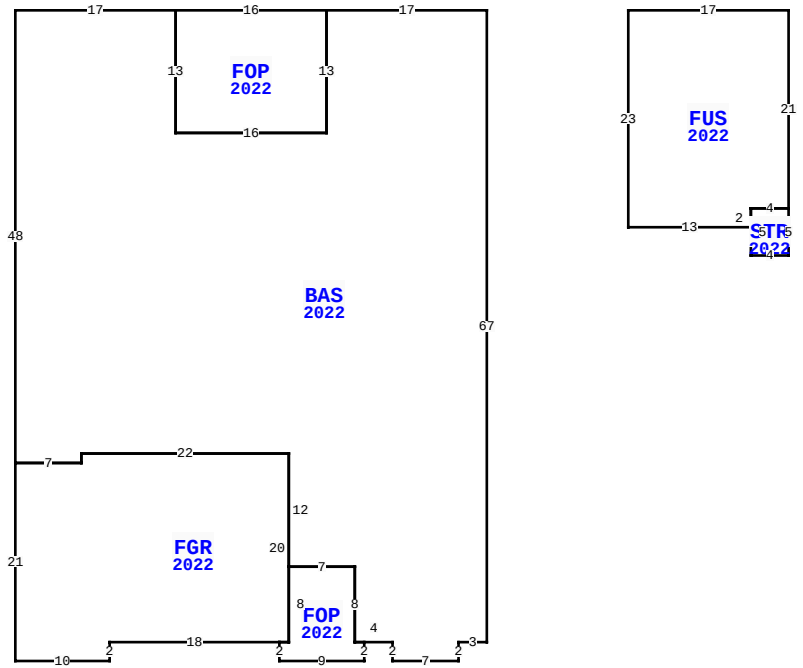
| | | |
|---|---|---|
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4067.200 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,527 | 100 | 2022 | 2,527 | 298,907 |
| FGR | 593 | 55 | 2022 | 326 | 38,561 |
| FOP | 74 | 30 | 2022 | 22 | 2,603 |
| FOP | 208 | 30 | 2022 | 62 | 7,334 |
| FUS | 383 | 100 | 2022 | 383 | 45,303 |
| STR | 20 | 10 | 2022 | 2 | 237 |
| TOTALS | 3,805 | | | 3,322 | 392,944 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,322 | 113.7948 | 119.48 | 396,913 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SINGLE FAM 100% - 2026 Heated Area: 2910 HX Base Yr 2026




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

95515 ORCHID BLOSSOM TR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 392,944 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 477,944 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 477,944 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 426,533 |
| TOTAL JUST VALUE | | 477,944 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 469,293 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22002486 | CO ISSUED | 0 | 11/01/2022 |
| 22005320 | NEW CONSTR | 471,030 | 04/06/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2705/1557 | 4/05/2024 | QC | U | I | 11 | 212,700 |
| GRANTOR: PHILLIPS THEODORE G | | | | | | |
| GRANTEE: MORAN HEATHER | | | | | | |
| 2608/0942 | 11/21/2022 | WD | Q | I | 01 | 578,100 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: PHILLIPS THEODORE G | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W17 FOP=[YR=2022] W16 S13 E16 N13$ S13 W16 N13 W17 S48 FGR=[YR=2022] S21 E10 N2 E18 FOP=[YR=2022] S2 E9 N2 W1 N8 W7 S8 W1$ E1 N20 W22 S1 W7$ E7 N1 E22 S12 E7 S8 E4 S2 E7 N2 E3 N67$ PTR=E15 FUS=[YR=2022] E17 S21 STR=[YR=2022] S5 W4 N5 E4$ W4 S2 W13 N23$ W15$.

## 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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS