LOT 2
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

SHEAR COLBY F
95507 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0002-0000

NASSAU COUNTY PROPERTY

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 50
Interior Floo	14	CARPET 50
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

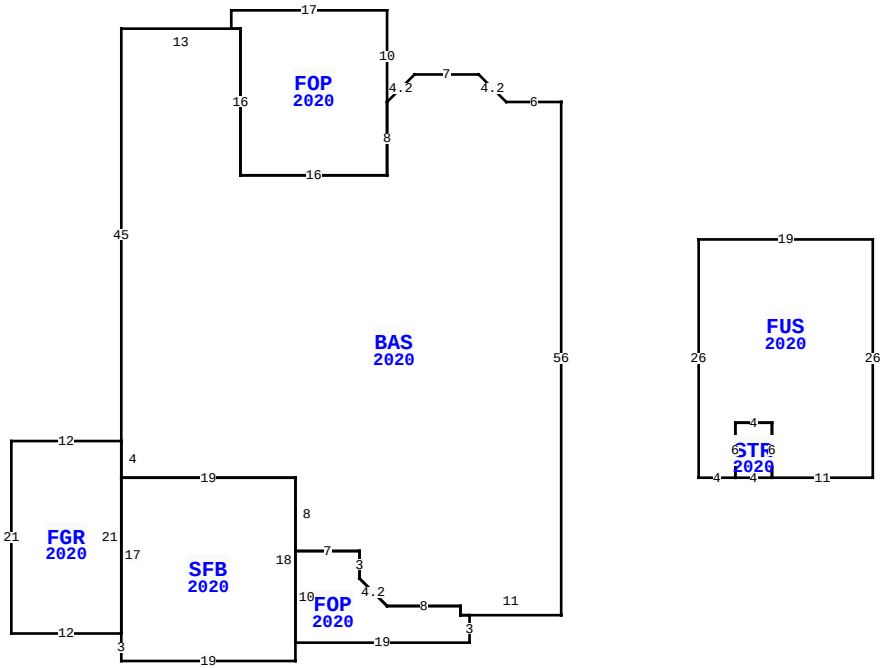
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,345	100	2020	2,345	276,209
FGR	252	55	2020	139	16,372
FOP	122	30	2020	37	4,358
FOP	290	30	2020	87	10,248
FUS	470	100	2020	470	55,359
SFB	380	80	2020	304	35,807
STR	24	10	2020	2	235
TOTALS	3,883			3,384	398,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,384	114.4710	120.19	406,723	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2025 Heated Area: 3119 HX Base Yr 2025



95507 ORCHID BLOSSOM TR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		398,589
TOTAL MARKET OB/XF VALUE		78,400
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		561,989
SOH/AGL Deduction		0
ASSESSED VALUE		561,989
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		510,578
TOTAL JUST VALUE		561,989
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		563,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006548	SCREEN ENCL OVER	11,682	06/03/2024
SP240005436	CONSTRUCT INGROUN	114,800	05/06/2024
C2004286	CO ISSUED	0	11/04/2020
B2004286	NEW CONSTR	385,489	05/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2704/1355	4/05/2024	WD	Q	I	03	594,000
GRANTOR: PURCHASING FUND 2023-						
GRANTEE: SHEAR COLBY F						
2700/545	3/01/2024	WD	Q	I	01	580,000
GRANTOR: PALMER GREG LIVING TR						
GRANTEE: PURCHASING FUND 202						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W6 U3 L3 W7 D3 L3 FOP=[YR=2020] N10 W17 S2 E1 S16 E16 N8$ S8 W16 N16 W13 S45 FGR=[YR=2020] W12 S21 E12 SFB=[YR=2020] S3 E19 N2 FOP=[YR=2020] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10$ N18 W19 S17$ N21$ S4 E19 S8 E7 S3 D3 R3 E8 S1 E11N56$ PTR= E15 S15 FUS=[YR=2020] E19S26 W11 STR=[YR=2020] W4 N6 E4 S6$ N6 W4 S6 W4 N26$ N15 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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	98	1,960	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	
8	0912	SCRN RM G	0	100	0	0	1,298.00	SF	21.00	21.00	100	2025	2024		97	26,440	

LAND DESCRIPTION

TOTAL OB/XF 78,400

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 12/17/2024 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS