

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

RICHARDS KINDRICK DUPREE/SHORTER ALISON ALEASE
95499 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0003-0000



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	6	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

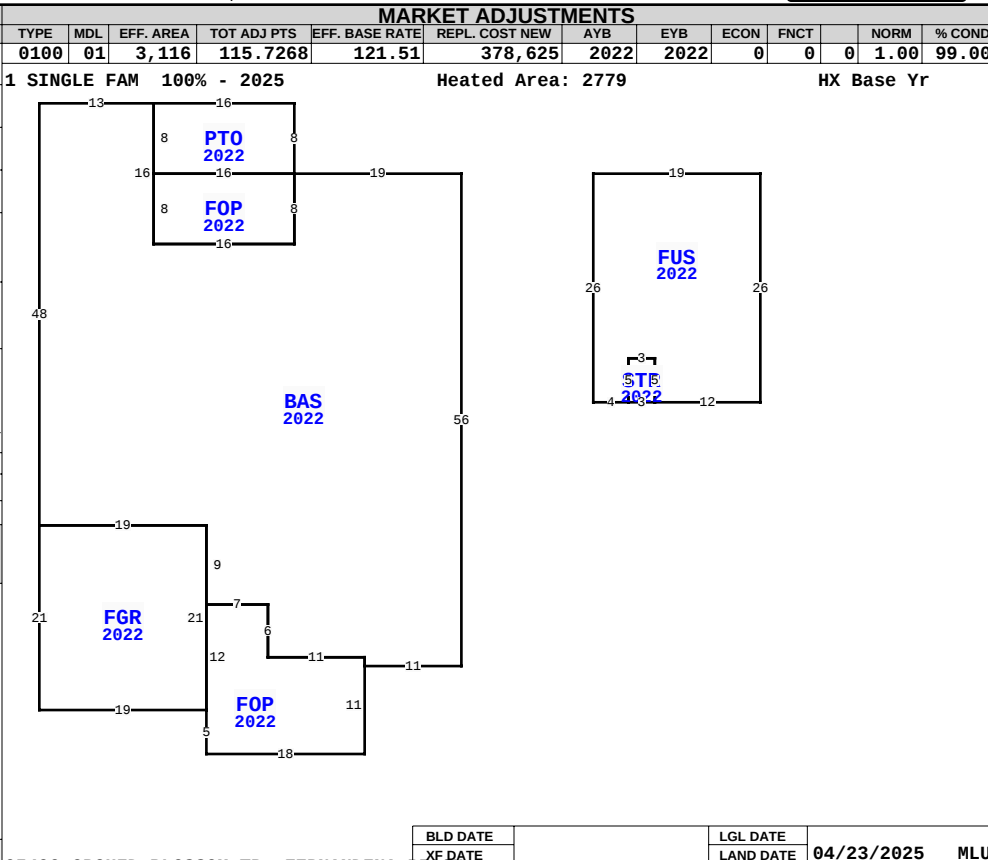
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

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	2,300	100	2022	2,300	276,678
FGR	399	55	2022	219	26,345
FOP	128	30	2022	38	4,571
FOP	240	30	2022	72	8,662
FUS	479	100	2022	479	57,621
PTO	128	5	2022	6	722
STR	15	10	2022	2	241

TOTALS	3,689			3,116	374,839
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0860	POOL/SPA	0	100	0	1.00	UT	50,000.00	50,000.00
5	0912	SCRN RM G	0	100	0	632.00	SF	21.00	21.00



95499 ORCHID BLOSSOM TR, FERNANDINA BEACH, FL 32034	BLD DATE		LGL DATE	04/23/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		374,839	
TOTAL MARKET OB/XF VALUE		63,272	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		523,111	
SOH/AGL Deduction		15	
ASSESSED VALUE		523,096	
TOTAL EXEMPTION VALUE		13	523,096
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		523,111	
NCON VALUE		63,272	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		447,735	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240013029	ADDING SCREEN ENC	13,000	11/19/2024
SP240010782	INGROUND SWIMMING	85,000	09/19/2024
22003256	CO ISSUED	0	11/01/2022
22007181	NEW CONSTR	452,015	05/09/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2609/0644	11/29/2022	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: SHORTER ALISON A &					
2556/1000	4/18/2022	WD	U	I	30
GRANTOR: DFC AMELIA CONCOURSE					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W19 PTO=[YR=2022] N8W16S8 FOP=[YR=2022] S8E16N8W16\$ E16\$ S8 W16 N16 W13 S48 FGR=[YR=2022] S21 E19 FOP=[YR=2022] S5 E18 N11 W11 N6 W7 S12\$ N21 W19\$ E19 S9 E7 S6 E11 S1 E11 N56\$ PTR=E15 FUS=[YR=2022] E19 S26 W12 STR=[YR=2022] W3 N5 E3 S5\$ N5 W3 S5 W4 N26\$ W15 \$.									

LAND DESCRIPTION										TOTAL OB/XF 63,272									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		