LOT 5
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

HOLZER IVAN J/VELLOZZI DEBORAH ANN
10 NOSBAND AVE APT 3G
WHITE PLAINS, NY 10605

2026

30-2N-28-0152-0005-0000

NASSAU COUNTY PROPERTY

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

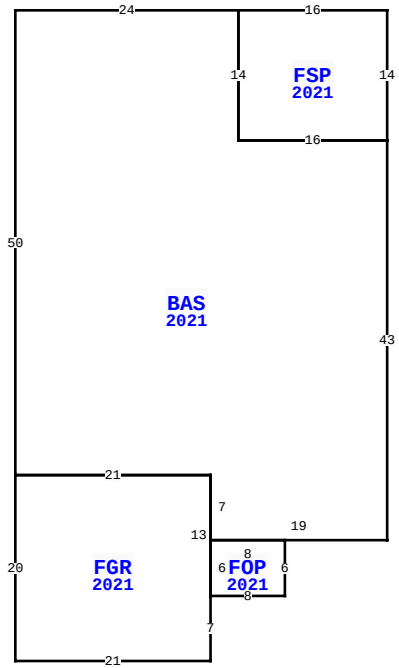
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	2021	1,909	239,934
FGR	420	55	2021	231	29,034
FOP	48	30	2021	14	1,759
FSP	224	40	2021	90	11,312
TOTALS	2,601			2,244	282,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,244	121.5249	127.60	286,334	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 0% - 2026 Heated Area: 1909 HX Base Yr



95483 ORCHID BLOSSOM TR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	282,039
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	367,039
SOH/AGL Deduction	0
ASSESSED VALUE	367,039
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	367,039
TOTAL JUST VALUE	367,039
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	358,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010065	CO ISSUED	0	03/04/2021
B2010065	NEW CONSTR	261,110	10/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2798/728	7/02/2025	WD	Q	I	01	447,500
GRANTOR: LEVINE SHELDON D & KA						
GRANTEE: HOLZER IVAN J						
2442/1141	3/11/2021	WD	Q	I	01	288,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LEVINE SHELDON D &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W16 BAS=[YR=2021] W24 S50 FGR=[YR=2021] S20 E21 N7 FOP=[YR=2021] E8 N6 W8 S6$ N13 W21$ E21 S7 E19 N43 W16 N14$ S14 E16 N14$.

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	0		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