LOT 13
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

LEONARDI JUNE M
95419 ORCHID BLOSSOM TR
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0013-0000

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 80
Interior Wall	06	CUST PANEL 20
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

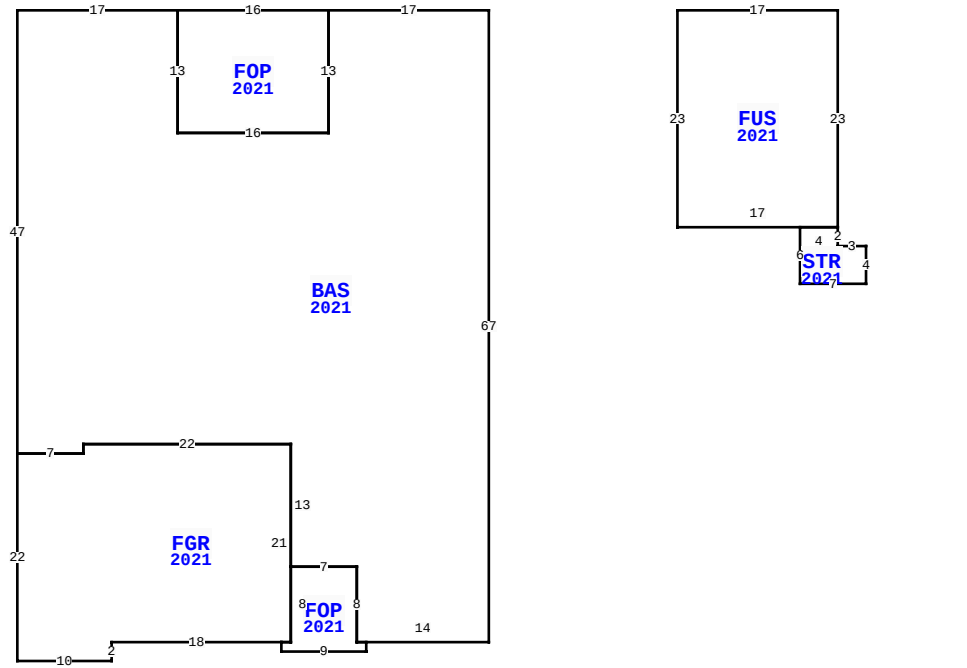
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100	2021	2,484	297,058
FGR	622	55	2021	342	40,899
FOP	65	30	2021	20	2,392
FOP	208	30	2021	62	7,414
FUS	391	100	2021	391	46,759
STR	36	10	2021	4	479
TOTALS	3,806			3,303	395,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,303	115.6302	121.41	401,017	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2026 Heated Area: 2875 HX Base Yr 2026



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

95419 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		395,002
TOTAL MARKET OB/XF VALUE		64,841
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		544,843
SOH/AGL Deduction		0
ASSESSED VALUE		544,843
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		493,432
TOTAL JUST VALUE		544,843
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		512,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006947	ADD NEW POOL SCRE	15,570	06/12/2024
SP240003517	IN GROUND SWIMMIN	73,670	03/27/2024
B2103992	NEW CONSTR	413,335	04/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2614/0340	1/18/2023	WD	Q	I	01	610,000
GRANTOR: EMOND PAUL MAURICE &						
GRANTEE: LEONARDI JUNE M						
2518/1283	11/29/2021	WD	Q	I	02	447,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: EMOND PAUL MAURICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 FOP=[YR=2021] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2021] S22 E10 N2 E18 FOP=[YR=2021] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E14 N67$ PTR=E20 FUS=[YR=2021] E17 S23 STR=[YR=2021] S2 E3 S4 W7 N6 E4$ W17 N23$ W20$.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	
4	0911	SCRN RM A	0	100	0	0	850.00	SF	18.00	18.00	100	2025	2024		97	14,841	

LAND DESCRIPTION

TOTAL OB/XF 64,841

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 08/14/2024 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS