LOT 16
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

PETULLA DAVID M & JAYNE M L/E/
95395 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0016-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

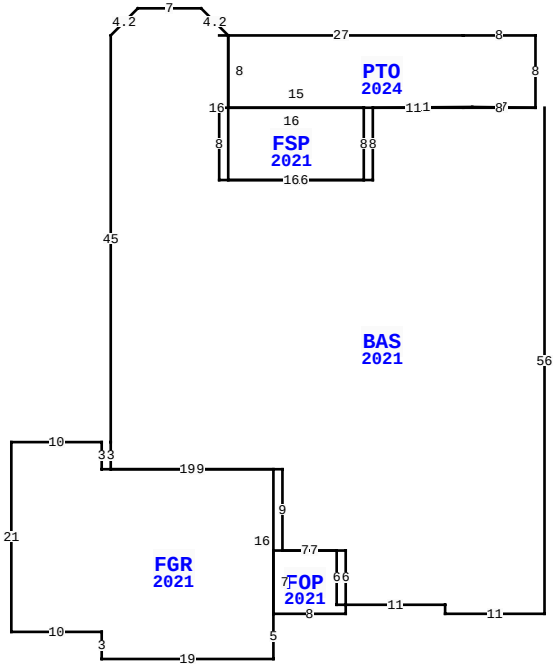
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,331	100	2021	2,331	301,331
FGR	609	55	2021	335	43,306
FOP	50	30	2021	15	1,939
FSP	128	40	2021	51	6,593
PTO	276	5	2024	14	1,809
TOTALS	3,394			2,746	354,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,746	124.9920	131.24	360,385	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2024 Heated Area: 2331 HX Base Yr 2024



95395 ORCHID BLOSSOM TR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		354,979
TOTAL MARKET OB/XF VALUE		4,218
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		444,197
SOH/AGL Deduction		4,017
ASSESSED VALUE		440,180
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		388,769
TOTAL JUST VALUE		444,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230011850	27X8 SCRN ENCL	6,933	09/15/2023
C2011525	CO ISSUED	0	03/30/2021
B2011525	NEW CONSTR	321,061	11/20/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2701/1886	3/26/2024	LE	U	I	11	100
GRANTOR: PETULLA DAVID M & JAY						
GRANTEE: PETULLA SAMUEL GRIF						
2632/1537	4/21/2023	WD	Q	I	02	515,000
GRANTOR: MCCORMICK PHILLIP D &						
GRANTEE: PETULLA DAVID M & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=0,0] U0.1L7 D0.1L11 S8 W16 N16 U3L3 W7 D3L3 S45 S3 E19 S9 E7 S6 E11 S1 E11 N56 $
FGR=[YR=2021;ORIG=-48,37] W10 S21 E10 S3 E19 N5 N16 W19 N3 $
FSP=[YR=2021;ORIG=-19,0] W16 S8 E16 N8 $
FOP=[YR=2021;ORIG=-29,56] E8 N1 W1 N6 W7 S7 $
PTO=[YR=2024;ORIG=-35,-8] E27 E8 S8 W8 U0L11 D0L15 N8 $
.

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	0912	SCRN RM G	0	100	27	8	216.00	SF	21.00	21.00	100	2024	2023		93	4,218	

LAND DESCRIPTION

TOTAL OB/XF 4,218

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	000134	C	RES POND	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 12/11/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS