LOT 17
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

KLCO AARON & SUMMER
95387 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0017-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
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

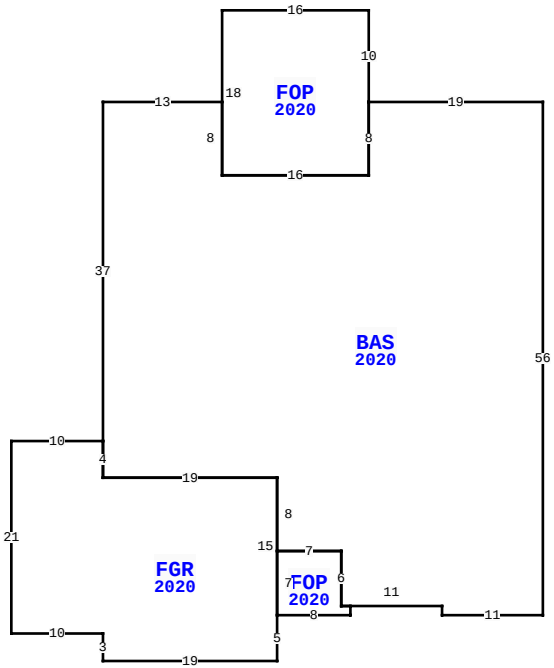
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100	2020	2,215	261,725
FGR	590	55	2020	324	38,284
FOP	50	30	2020	15	1,773
FOP	288	30	2020	86	10,161
TOTALS	3,143			2,640	311,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,640	115.4160	121.19	319,942	2020	2020	0	0	0	2.50	97.50

1 SINGLE FAM 0% - 2024 Heated Area: 2215 HX Base Yr



95387 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	311,943
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	396,943
SOH/AGL Deduction	0
ASSESSED VALUE	396,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	396,943
TOTAL JUST VALUE	396,943
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	387,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006482	CO ISSUED	0	12/28/2020
B2006482	NEW CONSTR	308,072	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2636/239	4/27/2023	WD	Q	I	01	485,000
GRANTOR: LU NGAN T &						
GRANTEE: KLCO AARON & SUMMER						
2573/0137	6/21/2022	WD	Q	I	01	466,000
GRANTOR: MONZON JEFFREY M &						
GRANTEE: LU NGAN T & VINH T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W19 FOP=[YR=2020] N10 W16 S18 E16 N8$ S8 W16 N8 W13 S37 FGR=[YR=2020] W10 S21 E10 S3 E19 N5 FOP=[YR=2020] E8 N1 W1 N6 W7 S7$ N15 W19 N4$ S4 E19 S8 E7 S6 E11 S1 E11 N56$.

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	000134	C	RES POND	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