LOT 28
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

DUTTON KATI LYNN
95281 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0028-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

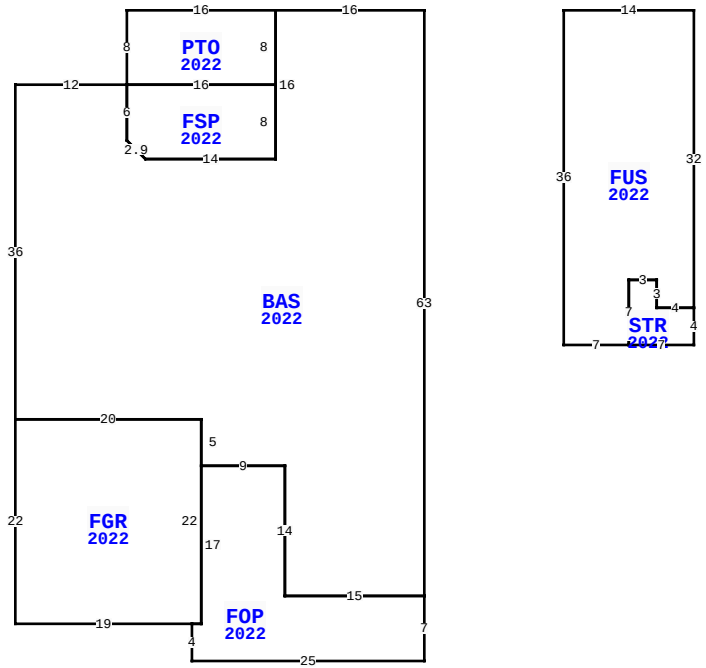
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	2022	1,916	236,498
FGR	440	55	2022	242	29,871
FOP	298	30	2022	89	10,986
FSP	126	40	2022	50	6,172
FUS	467	100	2022	467	57,644
PTO	128	5	2022	6	741
STR	37	10	2022	4	494
TOTALS	3,412			2,774	342,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,774	118.7424	124.68	345,862	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 2383 HX Base Yr 2023



95281 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		342,403
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		427,403
SOH/AGL Deduction		17,879
ASSESSED VALUE		409,524
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		358,113
TOTAL JUST VALUE		427,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017157	NEW CONSTR	397,247	12/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2582/1787	7/29/2022	WD	Q	I	01	468,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DUTTON KATI LYNN						
2533/0858	1/25/2022	WD	U	V	30	80,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 PTO=[YR=2022] W16 S8 FSP=[YR=2022] S6 D2 R2 E14 N8 W16$ E16 N8$ S16 W14 U2 L2 N6 W12 S36FGR=[YR=2022] S22 E19 FOP=[YR=2022] S4 E25 N7 W15 N14 W9 S17 W1$ E1 N22 W20$ E20 S5 E9 S14 E15 N63 $ PTR=E15 FUS=[YR=2022] E14 S32 STR=[YR=2022] S4 W7 N7 E3 S3 E4$ W4 N3 W3 S7 W7 N36$ W15$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 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