LOT 29
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

GAYNOR CRISTYN MARIE/GAYNOR PAUL
95273 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0029-0000

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

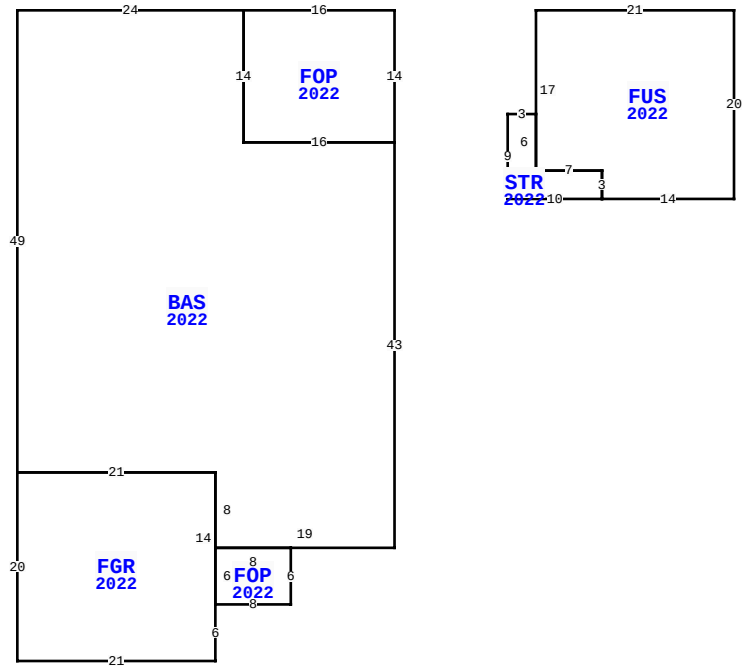
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100	2022	1,888	233,042
FGR	420	55	2022	231	28,513
FOP	48	30	2022	14	1,729
FOP	224	30	2022	67	8,270
FUS	399	100	2022	399	49,250
STR	48	10	2022	5	617
TOTALS	3,027			2,604	321,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,604	118.7424	124.68	324,667	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2287 HX Base Yr 2025



95273 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		321,420
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		406,420
SOH/AGL Deduction		0
ASSESSED VALUE		406,420
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		355,009
TOTAL JUST VALUE		406,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000546	NEW CONSTR	373,568	01/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2592/0502	9/19/2022	WD	Q	I	01	435,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GAYNOR CRISTYN MARI						
2540/0398	2/16/2022	WD	U	V	30	800,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W16 BAS=[YR=2022] W24 S49 FGR=[YR=2022] S20 E21 N6 FOP=[YR=2022] E8 N6 W8 S6$ N14 W21$ E21 S8 E19 N43 W16 N14$ S14 E16 N14$ PTR= E15 FUS=[YR=2022] E21 S20 W14 STR=[YR=2022] W10 N9 E3 S6 E7 S3$ N3 W7 N17$ W15$.

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	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