LOT 34
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

LANGEVIN DONN RAYMOND & JOY ANN
95233 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0034-0000

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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

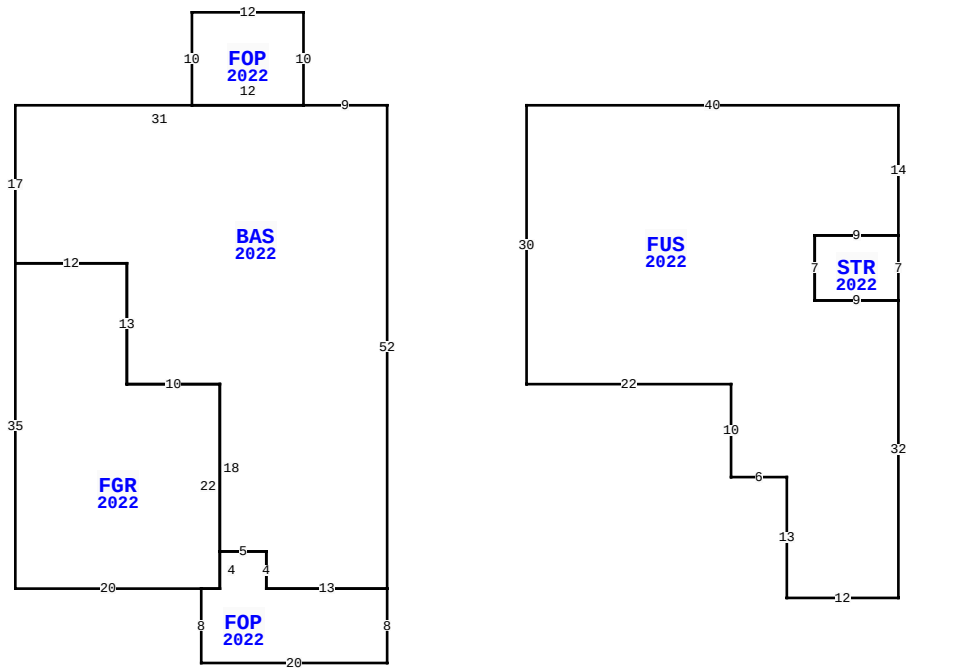
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100	2022	1,420	165,125
FGR	640	55	2022	352	40,933
FOP	120	30	2022	36	4,187
FOP	180	30	2022	54	6,280
FUS	1,473	100	2022	1,473	171,289
STR	63	10	2022	6	698
TOTALS	3,896			3,341	388,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,341	111.8628	117.46	392,434	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 2893 HX Base Yr 2023



95233 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		388,510
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		473,510
SOH/AGL Deduction		19,909
ASSESSED VALUE		453,601
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		402,190
TOTAL JUST VALUE		473,510
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000560	NEW CONSTR	469,861	01/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2600/0801	10/21/2022	WD	Q	I	02	525,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LANGEVIN DONN RAYMO						
2540/0398	2/16/2022	WD	U	V	30	800,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W9 FOP=[YR=2022] N10 W12 S10 E12$ W31 S17
FGR=[YR=2022] S35 E20 FOP=[YR=2022] S8 E20 N8 W13 N4 W5 S4
W2$ E2 N22 W10 N13 W12$ E12 S13 E10 S18 E5 S4 E13 N52$
PTR=E15 FUS=[YR=2022] E40 S14 STR=[YR=2022] S7 W9 N7 E9$ W9
S7 E9 S32 W12 N13 W6 N10 W22 N30$ 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