LOT 35
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

NGO THAO/NGO GIANG
95225 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0035-0000

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

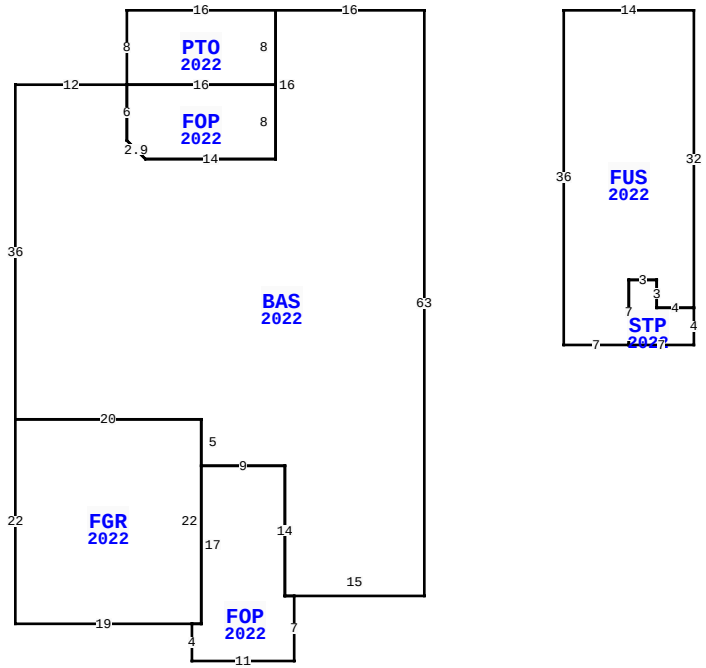
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

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	126	30	2022	38	4,691
FOP	200	30	2022	60	7,406
FUS	467	100	2022	467	57,644
PTO	128	5	2022	6	741
STP	37	10	2022	4	494
TOTALS	3,314			2,733	337,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,733	118.7424	124.68	340,750	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2026 Heated Area: 2383 HX Base Yr 2026



95225 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		337,342
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		422,342
SOH/AGL Deduction		0
ASSESSED VALUE		422,342
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		370,931
TOTAL JUST VALUE		422,342
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000551	NEW CONSTR	393,475	01/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2800/46	7/10/2025	WD	Q	I	01	510,000
GRANTOR: HOPKINS ROBERT M JR &						
GRANTEE: NGO THAO						
2588/1856	8/29/2022	WD	Q	I	02	515,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HOPKINS ROBERT MERL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 PTO=[YR=2022] W16 S8 FOP=[YR=2022] S6 D2 R2 E14 N8 W16$ E16 N8$ S16 W14 U2 L2 N6 W12 S36 FGR=[YR=2022] S22 E19 FOP=[YR=2022] S4 E11 N7 W1 N14 W9 S17 W1$ E1 N22 W20$ E20 S5 E9 S14 E15 N63 $ PTR=E15 FUS=[YR=2022] E14 S32 STP=[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