LOT 40
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

HUELSTER SUZANNE
95185 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0040-0000

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

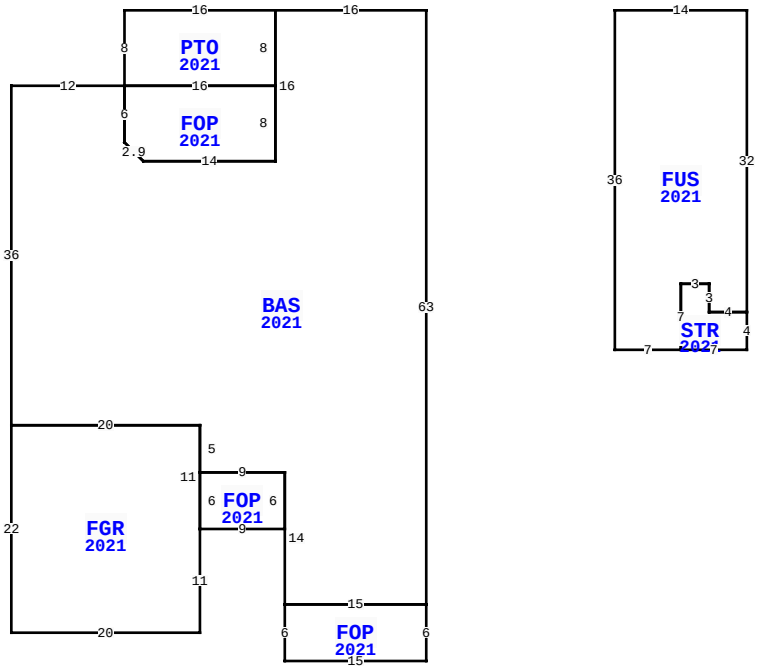
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	2021	1,916	221,716
FGR	440	55	2021	242	28,004
FOP	54	30	2021	16	1,852
FOP	90	30	2021	27	3,124
FOP	126	30	2021	38	4,397
FUS	467	100	2021	467	54,040
PTO	128	5	2021	6	694
STR	37	10	2021	4	463
TOTALS	3,258			2,716	314,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,716	111.8880	117.48	319,076	2021	2021	0	0	0	1.50	98.50

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



95185 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		314,290
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		399,290
SOH/AGL Deduction		0
ASSESSED VALUE		399,290
TOTAL EXEMPTION VALUE	13	399,290
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		399,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1003383	CO ISSUED	0	10/29/2021
21003383	NEW CONSTR	320,751	03/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2873/1040	5/28/2026	WD	Q	I	01	500,000
GRANTOR: CRONIN TIMOTHY P & KR						
GRANTEE: HUELSTER SUZANNE						
2510/1725	10/29/2021	WD	Q	I	01	436,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CRONIN TIMOTHY P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 PTO=[YR=2021] W16 S8 FOP=[YR=2021] S6 D2 R2 E14 N8 W16$ E16 N8$ S16 W14 U2 L2 N6 W12 S36 FGR=[YR=2021] S22 E20 N11 FOP=[YR=2021] E9 N6 W9 S6$ N11 W20$ E20 S5 E9 S14 FOP=[YR=2021] S6 E15 N6 W15$ E15 N63$ PTR=E20 FUS=[YR=2021] E14 S32 STR=[YR=2021] S4 W7 N7 E3 S3 E4$ W4 N3 W3 S7 W7 N36$ W20$.

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