

LOT 41
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

FORD MAURICE/SOARES NATALIA
95177 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0041-0000



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/LAMMT 70
Interior Floo	14	CARPET 30
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
BAS	1,909	100
FGR	420	55
FOP	48	30
FOP	224	30
FUS	376	100
STR	56	10
TOTALS	3,033	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,603	112.2912	117.91	306,920	2021	2021	0	0	1.50	98.50
1 SINGLE FAM 100% - 2022 Heated Area: 2285 HX Base Yr 2022											
TOTALS	3,033		2,603	302,316							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		302,316	
TOTAL MARKET OB/XF VALUE		3,465	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		390,781	
SOH/AGL Deduction		46,808	
ASSESSED VALUE		343,973	
TOTAL EXEMPTION VALUE		56,411	
BASE TAXABLE VALUE		287,562	
TOTAL JUST VALUE		390,781	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		381,035	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2101904	CO ISSUED	0	08/18/2021
B2101904	NEW CONSTR	310,841	02/17/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2489/0008	8/18/2021	WD	Q	I	01	361,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FORD MAURICE & NATA						
2430/1055	2/01/2021	WD	U	V	30	980,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

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
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99

BUILDING NOTES			

BUILDING DIMENSIONS
FOP=[YR=2021] W16 BAS=[YR=2021] W24 S50 FGR=[YR=2021] S20 E21
N7 FOP=[YR=2021] E8 N6 W8 S6\$ N13 W21\$ E21 S7 E19 N43 W16
N14\$ S14 E16 N14\$ PTR= E15 FUS=[YR=2021] E14 STR=[YR=2021]
E10 S8 W4 N4 W6 N4\$ S4 E6 S16 W20 N20 \$ W15\$.

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00