LOT 51
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

BROWN ROBERT J & TONI C L/E/
95252 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0051-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

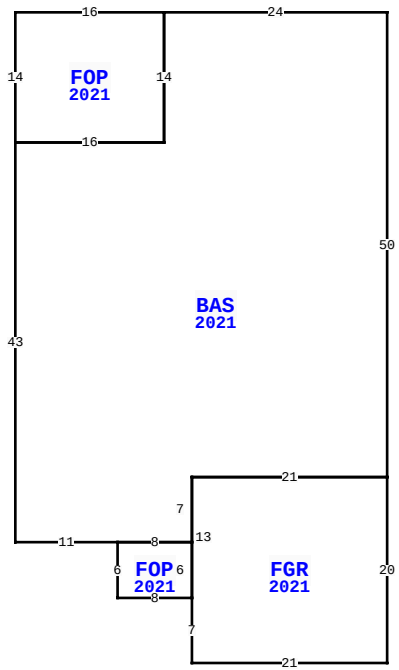
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	2021	1,909	223,482
FGR	420	55	2021	231	27,042
FOP	48	30	2021	14	1,639
FOP	224	30	2021	67	7,844
TOTALS	2,601			2,221	260,007

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,221	113.1900	118.85	263,966	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2022 Heated Area: 1909 HX Base Yr 2022



95252 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		260,007
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		345,007
SOH/AGL Deduction		40,488
ASSESSED VALUE		304,519
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		253,108
TOTAL JUST VALUE		345,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2109151	CO ISSUED	0	12/14/2021
B2109151	NEW CONSTR	278,298	07/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2799/245	7/07/2025	LE	U	I	11	100
GRANTOR: BROWN ROBERT J & TONI						
GRANTEE: DESTEFANO KASI ANN						
2522/1471	12/15/2021	WD	Q	I	02	414,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BROWN ROBERT J & TO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 FOP=[YR=2021] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2021] S6 E8 FGR=[YR=2021] S7 E21 N20 W21 S13$ N6 W8$ E8 N7 E21 N50$.

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