LOT 55
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

COOK MICHAEL E
95284 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0055-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

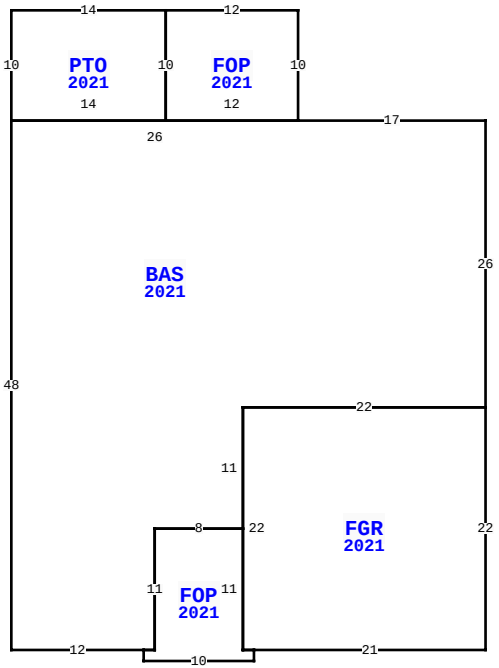
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,492	100	2021	1,492	190,375
FGR	484	55	2021	266	33,941
FOP	98	30	2021	29	3,701
FOP	120	30	2021	36	4,593
PTO	140	5	2021	7	893
TOTALS	2,334			1,830	233,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,830	123.3750	129.54	237,058	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2024 Heated Area: 1492 HX Base Yr



95284 ORCHID BLOSSOM TRL, 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		233,502
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		318,502
SOH/AGL Deduction		9,676
ASSESSED VALUE		308,826
TOTAL EXEMPTION VALUE	13	308,826
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		318,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106293	CO ISSUED	0	12/09/2021
B2106293	NEW CONSTR	232,943	05/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2643/789	5/25/2023	WD	Q	I	01	375,000
GRANTOR: AUSTIN JUSTIN ROBERT						
GRANTEE: COOK MICHAEL E						
2521/0954	12/08/2021	WD	Q	I	01	304,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: AUSTIN JUSTIN R & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 FOP=[YR=2021] N10 W12 PTO=[YR=2021] W14 S10 E14 N10$ S10 E12$ W26 S48 E12 FOP=[YR=2021] S1 E10 N1 FGR=[YR=2021] E21 N22 W22 S22 E1$ W1 N11 W8 S11 W1$ E1 N11 E8 N11 E22 N26$.

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	000134	C	RES POND	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