

FALLON RYAN P
95300 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

30-2N-28-0152-0057-0000

VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				360,834	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				85,000	
TOTAL MARKET VALUE				445,834	
SOH/AGL Deduction				52,538	
ASSESSED VALUE				393,296	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				341,885	
TOTAL JUST VALUE				445,834	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				433,866	
PERMIT NUM		DESCRIPTION		AMT	
C2013274		CO ISSUED		0	
B2013274		NEW CONSTR		360,666	
				06/30/2021	
				01/06/2021	
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2476/0878	6/30/2021	WD	Q	I	01
					327,800
GRANTOR:DREAM FINDERS HOMES L					
GRANTEE:FALLON RYAN P					
2476/0369	6/30/2021	WD	U	V	11
					100
GRANTOR:DFC AMELIA CONCOURSE					
GRANTEE:DREAM FINDERS HOMES					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2021] W13 FSP=[YR=2021] N10 W17S10 E1 S8 E16 N8\$ S8 W16 N8 W19 S56 E10 FOP=[YR=2021] S3 E19 FGR=[YR=2021] S2 E19 N20 W19 S18\$ N10 W7 S3 D3 L3 W8 S1 W1\$ E1 N1 E8 U3 R3 N3 E7 N8 E19 N41\$ PTR=E15 FUS=[YR=2021] E19 S26 W4 STR=[YR=2021] N6 W4 S6 E4\$ N6 W4 S6 W11 N26\$ W15\$.					
ND UE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
85,000					
Common: 85,000 PRINTED 07/09/2026 BY SYS					