LOT 58
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

WHALEY MATTHEW R & ASHLEY N
95310 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0058-0000

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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

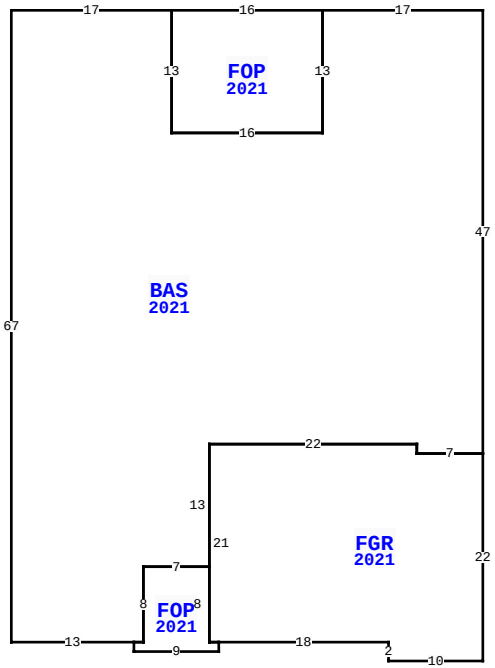
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100	2021	2,484	278,928
FGR	622	55	2021	342	38,403
FOP	65	30	2021	20	2,246
FOP	208	30	2021	62	6,962
TOTALS	3,379			2,908	326,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,908	108.5700	114.00	331,512	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2023 Heated Area: 2484 HX Base Yr 2023



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

95310 ORCHID BLOSSOM TR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		326,539
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		411,539
SOH/AGL Deduction		60,974
ASSESSED VALUE		350,565
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		299,154
TOTAL JUST VALUE		411,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2012912	CO ISSUED	0	07/23/2021
B2012912	NEW CONSTR	345,430	12/23/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2487/0342	8/10/2021	WD	Q	I	01	439,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WHALEY MATTHEW R &						
2430/1055	2/01/2021	WD	U	V	30	980,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 FOP=[YR=2021] W16 S13 E16 N13$ S13 W16 N13 W17 S67 E13 FOP=[YR=2021] S1 E9 N1 FGR=[YR=2021] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E22 S1 E7 N47$.

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	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