LOT 59
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

FINNEGAN LIAM J/ANDRESS LESLIE L
95324 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		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

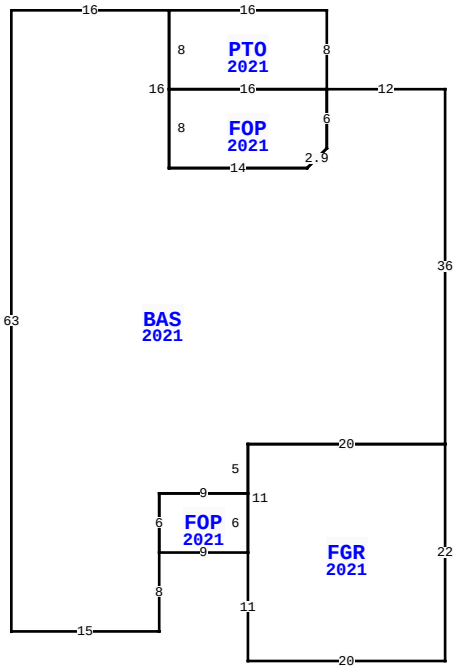
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	2021	1,916	221,134
FGR	440	55	2021	242	27,930
FOP	54	30	2021	16	1,846
FOP	126	30	2021	38	4,386
PTO	128	5	2021	6	693
TOTALS	2,664			2,218	255,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,218	112.1610	117.77	261,214	2021	2021	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1916 HX Base Yr 2024



95324 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 — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,990
TOTAL MARKET OB/XF VALUE		4,480
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		345,470
SOH/AGL Deduction		5,853
ASSESSED VALUE		339,617
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		288,206
TOTAL JUST VALUE		345,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230008082	SCRN ENCL	4,254	06/23/2023
21002653	NEW CONSTR	261,880	03/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2644/302	5/26/2023	WD	Q	I	01	425,000
GRANTOR: BENSON DIANE G & RAYM						
GRANTEE: FINNEGAN LIAM J ET						
2516/1121	11/17/2021	WD	Q	I	01	304,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BENSON DIANE GREENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W12 PTO=[YR=2021] N8 W16 S8 FOP=[YR=2021] S8 E14 U2 R2 N6 W16$ E16$ S6 D2 L2 W14 N16 W16 S63 E15 N8 FOP=[YR=2021] E9 FGR=[YR=2021] S11 E20 N22 W20 S11$ N6 W9 S6$ N6 E9 N5 E20 N36$.

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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	
3	0912	SCRN RM G	0	100	0	0	128.00	SF	21.00	21.00	100	2024	2023		93	2,500	

LAND DESCRIPTION

TOTAL OB/XF 4,480

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 12/11/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS