

LOT 60
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

SKARBK MICHAEL A & DENISE
95332 ORCHID BLOSSOM TR
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0060-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 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	2,204	100	2021	2,204	247,943
FGR	399	55	2021	219	24,637
FOP	50	30	2021	15	1,687
FOP	120	30	2021	36	4,050
FUS	474	100	2021	474	53,324
PTO	120	5	2021	6	675
STR	20	10	2021	2	225
TOTALS	3,387			2,956	332,541

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
3	0860	POOL/SPA

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,956	108.7674	114.21	337,605	2021	2021	0	0	1.50	98.50
1 SINGLE FAM 100% - 2023 Heated Area: 2678 HX Base Yr 2023											
95332 ORCHID BLOSSOM TR, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		332,541	
TOTAL MARKET OB/XF VALUE		50,000	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		467,541	
SOH/AGL Deduction		12,437	
ASSESSED VALUE		455,104	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		403,693	
TOTAL JUST VALUE		467,541	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		454,010	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007672	SWIM POOL	79,052	08/01/2022
C2108220	CO ISSUED	0	12/30/2021
B2108220	NEW CONSTR	377,851	06/22/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2529/1266	12/30/2021	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: SKARBK MICHAEL ANT					
2463/1157	5/20/2021	WD	U	V	30
GRANTOR: DFC AMELIA CONCOURSE					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES			
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BUILDING DIMENSIONS			
BAS=[YR=2021] W14 PTO=[YR=2021] N8 W15 S8 FOP=[YR=2021] S8 E15 N8 W15\$ E15\$ S8 W15 N8 W19 S56 E11 N1 E10 FOP=[YR=2021] S1 E8 FGR=[YR=2021] S5 E19 N21 W19 S16\$ N7 W7 S6 W1\$ E1 N6 E7 N9 E19 N40\$ PTR=E10 FUS=[YR=2021] E19 S26 W4 STR=[YR=2021] W4 N5 E4 S5\$ N5 W4 S5 W11 N26\$ W10\$.			

LAND DESCRIPTION										TOTAL OB/XF 50,000									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		