LOT 61
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

GALLERANI LISA M
95340 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0061-0000

BUILDING CHARACTERISTICS

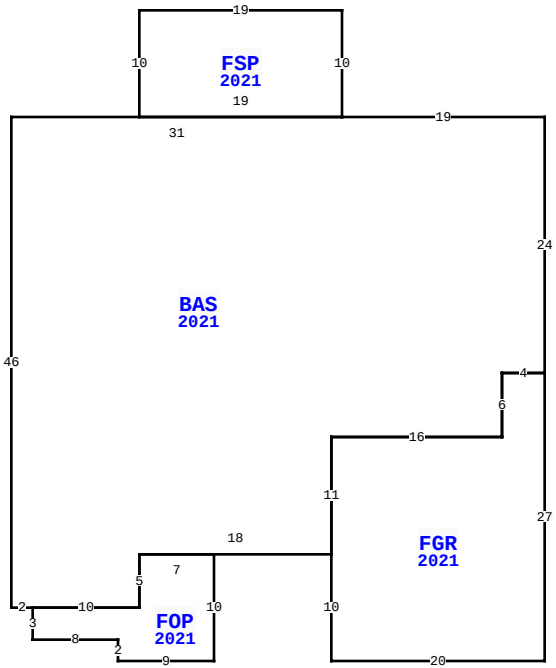
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,866	100	2021	1,866	219,237
FGR	444	55	2021	244	28,667
FOP	104	30	2021	31	3,643
FSP	190	40	2021	76	8,929
TOTALS	2,604			2,217	260,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,217	113.6016	119.28	264,444	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2022 Heated Area: 1866 HX Base Yr 2022



95340 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		260,477
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		345,477
SOH/AGL Deduction		40,606
ASSESSED VALUE		304,871
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		253,460
TOTAL JUST VALUE		345,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011641	CO ISSUED	0	06/30/2021
B2011641	NEW CONSTR	259,100	11/24/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2476/0369	6/30/2021	WD	U	V	11	100
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						
2476/1622	6/29/2021	WD	Q	I	01	324,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GALLERANI LISA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W19 FSP=[YR=2021] N10 W19 S10 E19$ W31 S46 E2
FOP=[YR=2021] S3 E8 S2 E9 N10 W7 S5 W10$ E10 N5 E18
FGR=[YR=2021] S10 E20 N27 W4 S6 W16 S11$ N11 E16 N6 E4 N24$.

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