LOT 62
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

RUSS ROY & DEBORAH
95348 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0062-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

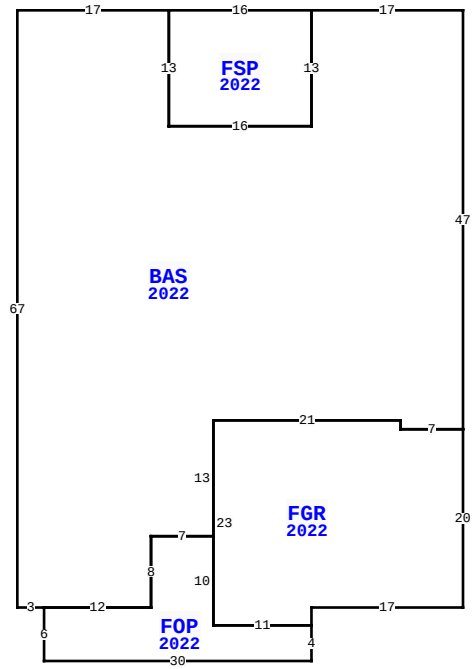
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,505	100	2022	2,505	283,235
FGR	603	55	2022	332	37,539
FOP	214	30	2022	64	7,236
FSP	208	40	2022	83	9,384
TOTALS	3,530			2,984	337,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,984	108.7674	114.21	340,803	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 2505 HX Base Yr 2023



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

95348 ORCHID BLOSSOM TR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		337,395
TOTAL MARKET OB/XF VALUE		3,726
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		426,121
SOH/AGL Deduction		2,308
ASSESSED VALUE		423,813
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		372,402
TOTAL JUST VALUE		426,121
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007168	ADDITION	10,000	08/01/2022
21008241	NEW CONSTR	366,379	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2560/1472	4/29/2022	WD	Q	I	02	451,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RUSS ROY & DEBORAH						
2473/1333	6/24/2021	WD	U	V	30	496,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W17 FSP=[YR=2022] W16 S13 E16 N13$ S13 W16 N13 W17 S67 E3FOP=[YR=2022] S6 E30 N4 FGR=[YR=2022] N2 E17 N20 W7 N1 W21 S23 E11$ W11 N10 W7 S8 W12$ E12 N8 E7 N13 E21 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
2	0911	SCRN RM A	0	100	10	23	230.00	SF	18.00	18.00	100	2022	2022	3	90	3,726	

LAND DESCRIPTION

TOTAL OB/XF 3,726

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	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							

REVIEW DATE 01/11/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS