LOT 63
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

HERNANDEZ KELVIS & MARILEIDA
95356 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0063-0000

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	11	CLAY TILE 100
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

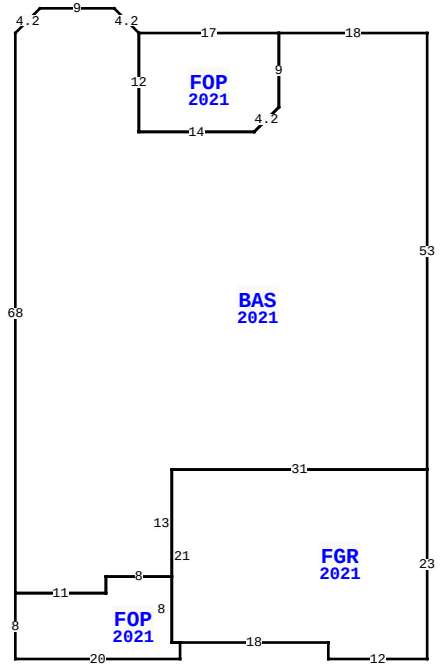
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,756	100	2021	2,756	333,170
FGR	675	55	2021	371	44,850
FOP	170	30	2021	51	6,165
FOP	200	30	2021	60	7,254
TOTALS	3,801			3,238	391,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,238	116.8860	122.73	397,400	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2022 Heated Area: 2756 HX Base Yr 2022



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

95356 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		391,439
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		479,904
SOH/AGL Deduction		68,844
ASSESSED VALUE		411,060
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		359,649
TOTAL JUST VALUE		479,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		468,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2100559	CO ISSUED	0	07/29/2021
B2109327	GLASS SHOWER ENCL	7,500	07/16/2021
B2100559	NEW CONSTR	383,102	01/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2484/1259	7/28/2021	WD	Q	I	01	441,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HERNANDEZ KELVIS &						
2476/0369	6/30/2021	WD	U	V	11	100
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 FOP=[YR=2021] W17 S12 E14 R3 U3 N9$ S9 D3 L3 W14 N12 U3 L3 W9 D3 L3 S68 FOP=[YR=2021] S8 E20 N2 FGR=[YR=2021] E18 S2 E12 N23 W31 S21 E1$ W1 N8 W8 S2 W11$ E11 N2 E8 N13 E31 N53$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 3,465

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