LOT 67
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

MELE WILLIAM JOSHUA & AMY
95392 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0067-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

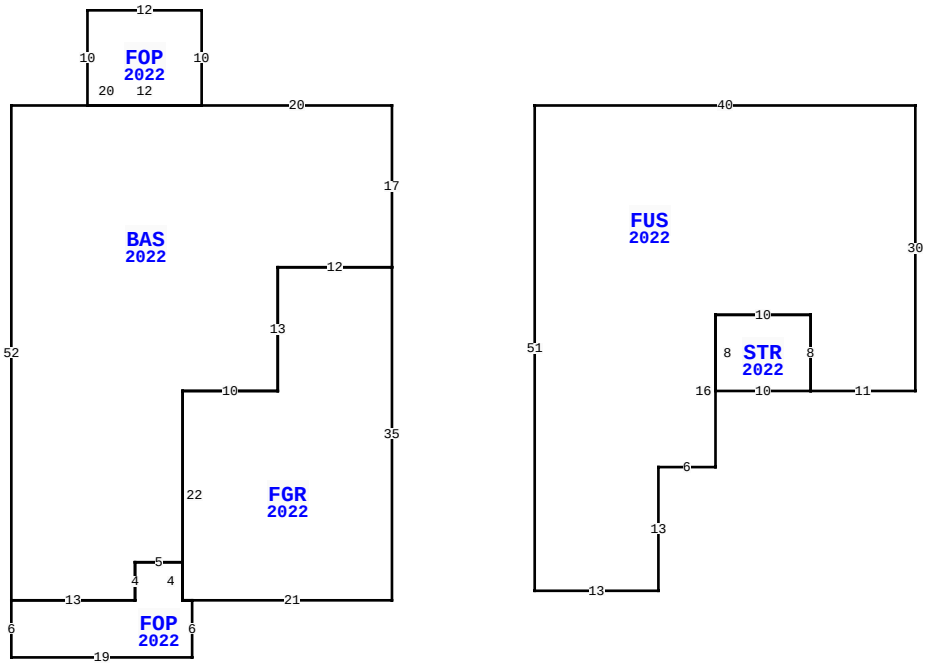
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100	2022	1,420	166,123
FGR	640	55	2022	352	41,180
FOP	120	30	2022	36	4,211
FOP	134	30	2022	40	4,680
FUS	1,441	100	2022	1,441	168,580
STR	80	10	2022	8	936
TOTALS	3,835			3,297	385,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,297	112.5390	118.17	389,606	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2861 HX Base Yr 2025



95392 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		385,710
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		470,710
SOH/AGL Deduction		229,085
ASSESSED VALUE		241,625
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		190,214
TOTAL JUST VALUE		470,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109860	NEW CONSTR	411,362	07/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2739/197	9/18/2024	WD	Q	I	02	527,500
GRANTOR: RANKIN CLINT ALTON &						
GRANTEE: MELE WILLIAM JOSHUA						
2544/0484	2/28/2022	WD	Q	I	01	504,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RANKIN CLINT A & WE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 FOP=[YR=2022] N10 W12 S10 E12$ W20 S52
FOP=[YR=2022] S6 E19 N6 W1 N4 W5 S4 W13$ E13 N4 E5 S4 E1
FGR=[YR=2022] E21 N35 W12 S13 W10 S22 E1$ W1 N22 E10 N13 E12
N17$ PTR=E15 FUS=[YR=2022] E40 S30 W11 STR=[YR=2022] W10 N8
E10 S8$ N8 W10 S16 W6 S13 W13 N51$ W15 $.

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