LOT 73
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

DAYTON ANTHONY ZEBEDEE & JODY MARIE
95454 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0152-0073-0000

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 50
Interior Floo	14	CARPET 50
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

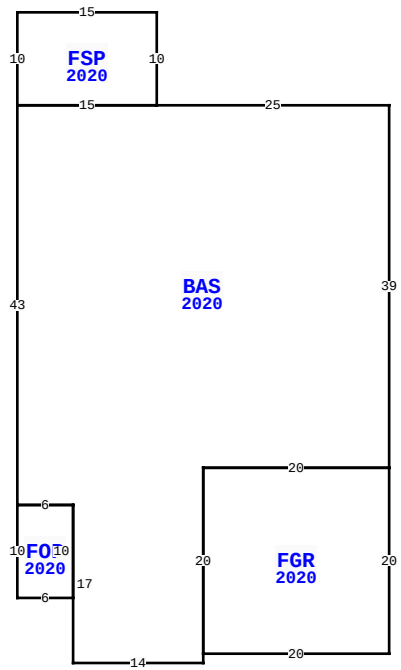
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	2020	1,878	218,736
FGR	400	55	2020	220	25,624
FOP	60	30	2020	18	2,096
FSP	150	40	2020	60	6,988
TOTALS	2,488			2,176	253,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,176	113.1900	118.85	258,618	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2021 Heated Area: 1878 HX Base Yr 2021



95454 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	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,446
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		338,446
SOH/AGL Deduction		98,281
ASSESSED VALUE		240,165
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		188,754
TOTAL JUST VALUE		338,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006275	CO ISSUED	0	12/21/2020
B2006275	NEW CONSTR	255,074	08/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2419/1730	12/21/2020	WD	Q	I	01	253,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DAYTON ANTHONY ZEBE						
2385/1244	8/19/2020	WD	U	V	30	630,000
GRANTOR: DFC AMELIA COUMCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W25 FSP=[YR=2020] N10 W15 S10 E15$ W15 S43
FOP=[YR=2020] S10 E6 N10 W6$ E6 S17 E14 N1 FGR=[YR=2020]
E20 N20 W20 S20$ N20 E20 N39$.

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