

LOT 54  
 AMELIA CONCOURSE PH 3 UNIT B  
 OR 2365/1256

USSERY TODD A & RENITA Y  
 95276 ORCHID BLOSSOM TRL  
 FERNANDINA BEACH, FL 32034

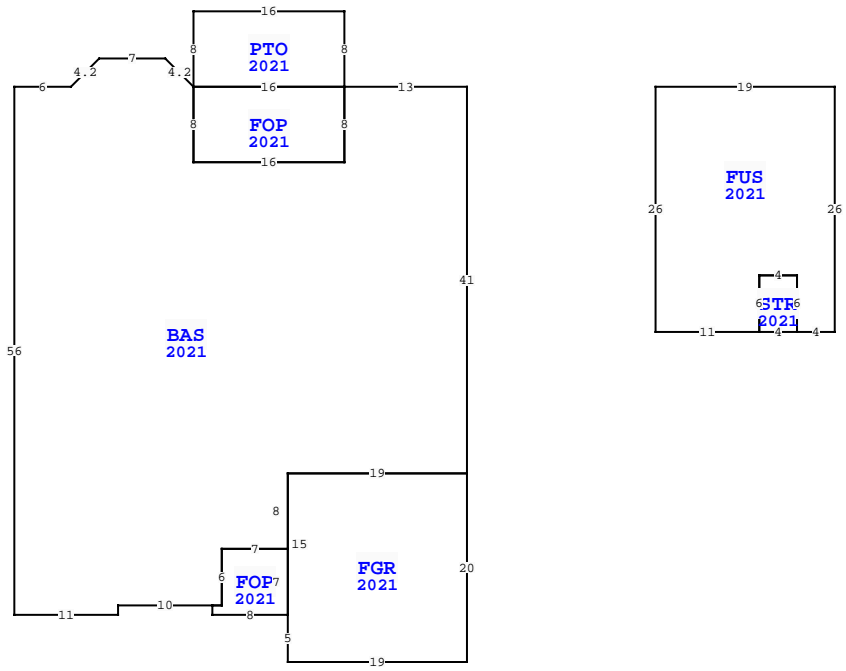
2023

30-2N-28-0152-0054-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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/LAMMT	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	0	0	100
Units	0	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	TOT ADJ AREA
BAS	2,245	100	2,245
FGR	380	55	209
FOP	50	30	15
FOP	128	30	38
FUS	470	100	470
PTO	128	5	6
STR	24	10	2
TOTALS	3,425		2,985

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	-100%	-2022		281,844	2021	2021	0	0	0.00	100.00
				Heated Area: 2715							
					HX Base Yr 2022						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			281,844
TOTAL MARKET OB/XF VALUE			3,666
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			360,510
SOH/AGL Deduction			40,766
ASSESSED VALUE			319,744
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			264,744
TOTAL JUST VALUE			360,510
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			321,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2108193	CO ISSUED	0	12/01/2021
B2108193	NEW CONSTR	378,564	06/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/0807	11/26/2021	WD Q	Q	I	01	406,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: USSERY TODD ANTAJUA						
2463/1157	5/20/2021	WD U	V		30	496,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

EXTRA FEATURES																
L N	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
1	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2021	2021	3	100	3,666	

95276 ORCHID BLOSSOM TR, FERNANDINA BEACH, FL 32034

BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

BUILDING NOTES	

**BUILDING DIMENSIONS**  
 BAS=[YR=2021] W13 PTO=[YR=2021] N8 W16 S8 FOP=[YR=2021] S8  
 E16 N8 W16\$ E16\$ S8 W16 N8 U3 L3 W7 D3 L3 W6 S56 E11 N1  
 E10 FOP=[YR=2021] S1 E8 FGR=[YR=2021] S5 E19 N20 W19 S15\$ N7  
 W7 S6 W1\$ E1 N6 E7 N8 E19 N41\$ PTR=E20 FUS=[YR=2021] E19 S26  
 W4 STR=[YR=2021] W4 N6 E4 S6\$ N6 W4 S6 W11 N26\$ W20\$.

LAND DESCRIPTION		TOTAL OB/XF															3,666							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	SFR POND	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							