

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

RODRIGUEZ KATIE LOUISE & DANIEL LAD
95276 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

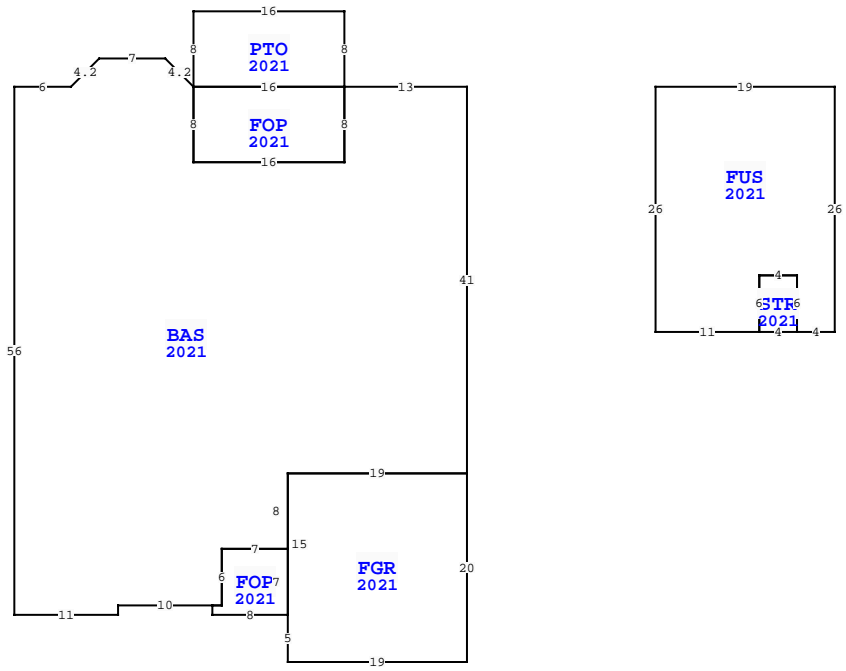
2025

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		5	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories		1.	100
Units		1	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
BAS	2,245	100	2021
FGR	380	55	2021
FOP	50	30	2021
FOP	128	30	2021
FUS	470	100	2021
PTO	128	5	2021
STR	24	10	2021
TOTALS	3,425		

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%	- 2025									Heated Area: 2715	HX Base Yr 2025



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			317,915
TOTAL MARKET OB/XF VALUE			3,629
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			406,544
SOH/AGL Deduction			279,702
ASSESSED VALUE			126,842
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			76,120
TOTAL JUST VALUE			406,544
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			382,171

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 / I	V / I	RSN CD	SALE PRICE
2715/472	5/17/2024	WD Q	Q	I	02	505,000

GRANTOR: USSERY TODD A & RENIT
GRANTEE: RODRIGUEZ KATIE LOU
2518/0807 11/26/2021 WD Q I 01 406,700
GRANTOR: DREAM FINDERS HOMES L
GRANTEE: USSERY TODD ANTAJUA

BLD DATE		03/03/2023	NW	LGL DATE	04/23/2025	MLU
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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	100	2021	2021	3	99	3,629	

BUILDING NOTES	
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										
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	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							