

LOT 34
IN OR 1850/566
AMELIA NATIONAL #1 PB 7/48

ASHTON EARLE S III & KATHLEEN M
95121 BERMUDA DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0034-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	15	HARTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3.5	100	
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units	0	100	
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,238	100	2,238
FGR	563	55	310
FOP	231	30	69
FSP	310	40	124
FUS	1,088	100	1,088
TOTALS	4,430		3,829
			514,593

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST - 100%	- 2016								
Heated Area: 3326						HX Base Yr 2016					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			514,593
TOTAL MARKET OB/XF VALUE			6,998
TOTAL LAND VALUE - MARKET			115,000
TOTAL MARKET VALUE			636,591
SOH/AGL Deduction			305,064
ASSESSED VALUE			331,527
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			281,527
TOTAL JUST VALUE			636,591
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			529,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001023	WINDOWS	41,000	01/18/2022
M11516	H/AC	0	05/01/2006
P10993	NEW CONSTR	0	04/01/2006
C17428	CO ISSUED	300,000	03/01/2006
R09086	REPAIR/RRF	5,000	03/01/2006
B17428	NEW CONSTR	300,000	03/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2003/1820	9/16/2015	SW	U	V	11	100

GRANTOR: AMELIA NATIONAL ENTER
GRANTEE: WEEKLEY HOMES LP
1850/0566 4/02/2013 WD Q I 02 244,000
GRANTOR: FEDERAL HOME LOAN MOR
GRANTEE: ASHTON EARLE S III

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	1,200.00	SF	6.50	6.50	100	2006
2	0819	CONC 12"	0	100	4	16.00	SF	9.50	9.50	100	2006

TOTAL OB/XF											
6,998											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W14 FSP=[YR=2013] N6W37 S6 E14S4E22 N4 E1S4W1S4W22N4W14S4 W3S40 FOP=[YR=2006] S7E33 FGR=[YR=2006] S18E21N27W19S2W2S7S7N7W33S E35 N2E19N42S PTR=S4E10 FUS=[YR=2006] E18S22 E7 N4E11S22W36N40S W10 N4S.											

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	DPH 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							