LOT 51
AMELIA NATIONAL #1 PB 7/48

FITZGERALD MARK M & JACQUELINE K
95083 BUCKEYE COURT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0051-0000

BUILDING CHARACTERISTICS

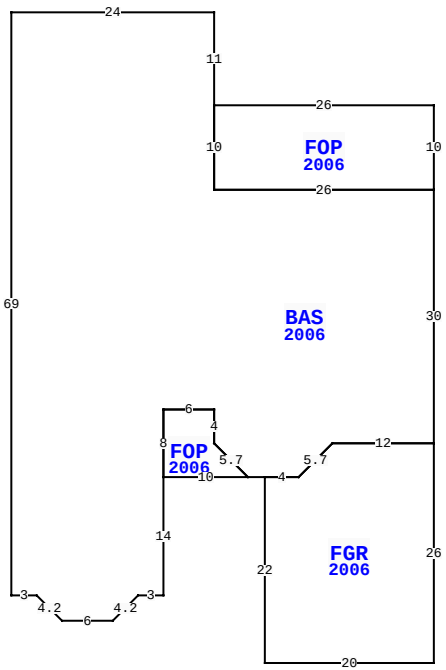
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	SUBAREA MARKET VALUE
BAS	2,371	100	2,371	349,299
FGR	496	55	273	40,219
FOP	56	30	17	2,504
FOP	260	30	78	11,491
TOTALS	3,183		2,739	403,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,739	111.1680	158.41	433,885	2006	2008	0	0	0	7.00	93.00

1 SFR CUST – 100% - 2023 Heated Area: 2371 HX Base Yr 2023



95083 BUCKEYE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 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		403,513
TOTAL MARKET OB/XF VALUE		11,168
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		529,681
SOH/AGL Deduction		0
ASSESSED VALUE		529,681
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		479,681
TOTAL JUST VALUE		529,681
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2101743	REPAIR/RRF	0	02/01/2021
M11957	H/AC	0	08/01/2006
E17696	ELEC OTHER	2,000	07/01/2006
P11350	NEW CONSTR	0	07/01/2006
C17159	CO ISSUED	200,178	02/01/2006
R08947	REPAIR/RRF	5,000	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2531/1658	12/29/2021	WD	Q	I	01	501,000
GRANTOR: LANE DORIS						
GRANTEE: FITZGERALD MARK MIC						
1462/1579	12/04/2006	WD	Q	I		415,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: LANE KEN & DORIS						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W26 BAS=[YR=2006] N11 W24 S69 E3 R3 D3 E6 U3 R3 E3 N14 FOP=[YR=2006] E10 U4 L4 N4 W6S8$N8 E6S4 R4 D4 E2 FGR=[YR=2006] S22 E20 N26W12 L4 D4 W4$ E4 U4 R4 E12 N30 W26 N10$S10E26N10$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0810	CONCRETE A	0	100	36	3	108.00	SF	6.50	6.50	100	2006	2006	3	88	618	
3	0810	CONCRETE A	0	100	42	16	672.00	SF	6.50	6.50	100	2006	2006	3	88	3,844	
4	0462	ST/AL FNC	0	100	115	0	460.00	SF	10.00	10.00	100	2012	2012	3	71	3,266	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	85	255	

LAND DESCRIPTION

TOTAL OB/XF 11,168

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	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 04/27/2018 BY KWX Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS