

LOT 52
IN OR 1541/1412
AMELIA NATIONAL #1 PB 7/48

EGGLESTON ANGELA M & ROBERT F JR
95075 BUCKEYE COURT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0052-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,898	100	2,898	411,533
FGR	587	55	323	45,868
FOP	132	30	40	5,680
FOP	412	30	124	17,608
FST	20	55	11	1,562
TOTALS	4,049		3,396	482,252

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0812	CONCRETE C	0 100	0	0	1,423.00	SF	4.00	4.00
3	0462	ST/AL FNC	0 100	60	0	240.00	SF	10.00	10.00
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00

REVIEW DATE 04/27/2018 BY KWX

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	3,396	107.7320	153.52	521,354	2007	2007	0	0
1 SFR CUST - 100% - 2014 Heated Area: 2898 HX Base Yr 2014									
95075 BUCKEYE CT, FERNANDINA BEACH									
BLD DATE	11/26/2007	RK	LGL DATE						
XF DATE	11/26/2007	RK	LAND DATE	06/12/2023	MLU				
INC DATE			AG DATE						

TOTAL OB/XF									
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Market: 0 Agricultural: 0 Common: 115,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	482,252								
TOTAL MARKET OB/XF VALUE	9,756								
TOTAL LAND VALUE - MARKET	115,000								
TOTAL MARKET VALUE	607,008								
SOH/AGL Deduction	298,326								
ASSESSED VALUE	308,682								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	258,682								
TOTAL JUST VALUE	607,008								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	505,384								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801269	SCRN ENCLSRE	5,051	02/01/2018
R1707233	REPAIR/RRF	900	11/01/2017
E19869	ELEC OTHER	2,000	08/01/2007
M13177	MECH OTHER	0	08/01/2007
P12532	OTHER	0	07/01/2007
C20146	CO ISSUED	0	06/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1541/1412	12/20/2007	WD	Q	I		395,100	
GRANTOR: MORRISON HOMES INC							
GRANTEE: EGGLESTON ANGELA M							
1285/0221	1/03/2005	WD	U	V	19	2,720,000	
GRANTOR: AMELIA NATIONAL ENTER							
GRANTEE: MORRISON HOMES INC							

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2007]	W24	BAS=[YR=2007]	W32	S60	D4	R4	E7		
FOP=[YR=2007]	S3	E16	FGR=[YR=2007]	S11	E10	S1	E19	N18	
FST=[YR=2007]	N5	W4	S5	E4	\$	W4	N3	W25	S9
	\$	N9	W14	S6	W2	\$	E2		
	N6	E39	N2	E4	N35	W14	N6	U4	L4
	W6	N11	\$	S11	E6	D4	R4	S6	
	E14	N21	\$						