

LOT 54
ESMT OR 1769/570
AMELIA NATIONAL #1 PB 7/48

GRAY SHAWN R & MEGAN C
95065 BUCKEYE CT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0054-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	21 STONE 10
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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	2,277	100	2,277	334,713
FGR	452	55	249	36,602
FOP	30	30	9	1,323
FOP	200	30	60	8,820
TOTALS	2,959		2,595	381,459

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	37	16	592.00	SF	6.50
2	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	2,595	112.1280	159.78	414,629	2006	2006	0	0
1 SFR CUST - 100% - 2022 Heated Area: 2277 HX Base Yr 2022									
95065 BUCKEYE CT, FERNANDINA BEACH									
BLD DATE: 06/12/2023 MLU									

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
STANDARD									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE 381,459									
TOTAL MARKET OB/XF VALUE 3,849									
TOTAL LAND VALUE - MARKET 103,500									
TOTAL MARKET VALUE 488,808									
SOH/AGL Deduction 76,146									
ASSESSED VALUE 412,662									
TOTAL EXEMPTION VALUE HX HB 50,000									
BASE TAXABLE VALUE 362,662									
TOTAL JUST VALUE 488,808									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 400,643									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11152	MECH OTHER	0	03/01/2006
E16778	ELEC OTHER	2,250	02/01/2006
P10567	OTHER	0	01/01/2006
C16747	CO ISSUED	300,000	12/01/2005
R08658	REPAIR/RRF	5,000	12/01/2005
B16747	NEW CONSTR	300,000	12/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2476/0727	7/02/2021	WD	Q	I	02	404,000	
GRANTOR:WILSON JEAN ELLEN							
GRANTEE:GRAY SHAWN R & MEGA							
2003/1820	9/16/2015	SW	U	V	11	100	
GRANTOR:AMELIA NATIONAL ENTER							
GRANTEE:WEEKLEY HOMES LP							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W25 S13 FOP=[YR=2006] W25 S8 E25 N8\$ S8 W25 S40 E9 FOP=[YR=2006] S3 E12 N1 W3 N2 W9\$ E9 S2 E12 FGR=[YR=2006] S7 E20 N24 W13 S4W7 S13\$ N13 E7N4E13 N46\$.									