

LOT 67  
IN OR 1850/192  
AMELIA NATIONAL #1 PB 7/48

GROSS ROY A & JULIETTE  
95048 BUCKEYE COURT  
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0067-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| 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            | 11 | CLAY TILE 50   |
| Interior Floo            | 14 | CARPET 50      |
| 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       |

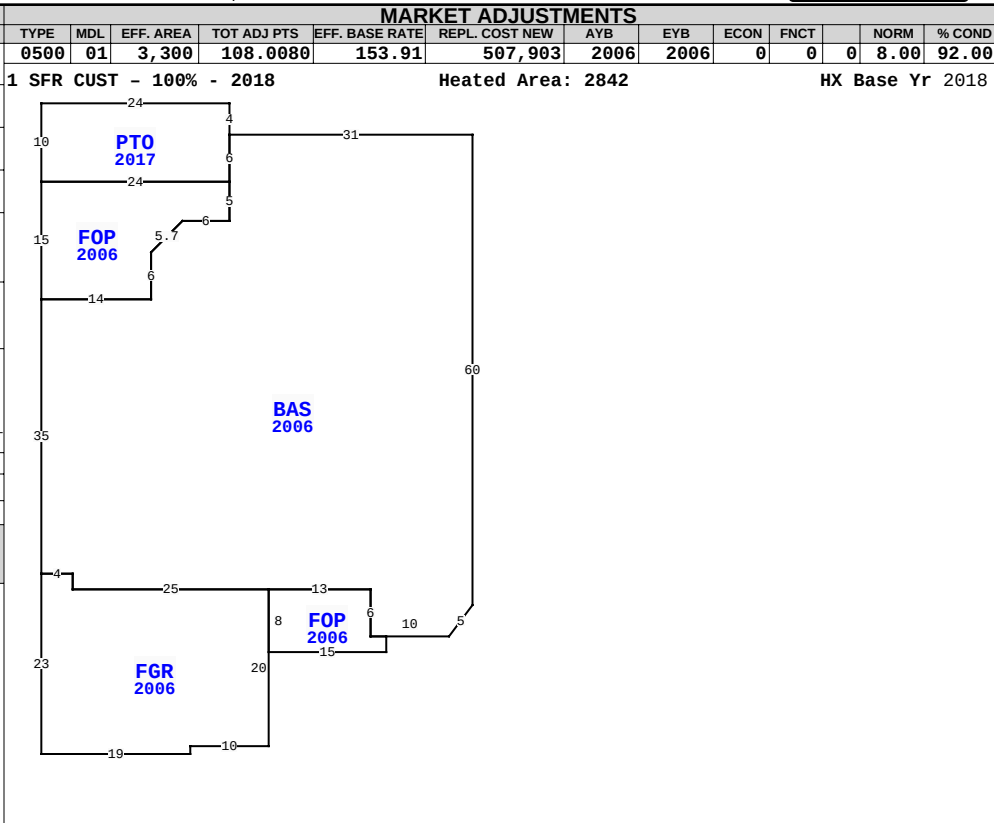
|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4042.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,842            | 100         | 2,842        | 402,419              |
| FGR       | 607              | 55          | 334          | 47,294               |
| FOP       | 108              | 30          | 32           | 4,531                |
| FOP       | 268              | 30          | 80           | 11,328               |
| PTO       | 240              | 5           | 12           | 1,699                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 4,065 |  | 3,300 | 467,271 |
|--------|-------|--|-------|---------|

| 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              | 0810       | CONCRETE A  | 0 100   | 41 | 26 | 1,066.00 | SF | 6.50     | 6.50           |
| 3              | 0810       | CONCRETE A  | 0 100   | 29 | 3  | 87.00    | SF | 6.50     | 6.50           |
| 4              | 0911       | SCRN RM A   | 0 100   | 24 | 10 | 240.00   | SF | 17.50    | 17.50          |



|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 06/12/2023 |
| INC DATE |  | AG DATE   | MLU        |

| 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   | 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   | 41 | 26 | 1,066.00 | SF | 6.50     | 6.50           | 100       | 2006    | 2006        | 3 | 88     | 6,098           |       |
| 3   | 0810       | CONCRETE A  | 0 100   | 29 | 3  | 87.00    | SF | 6.50     | 6.50           | 100       | 2006    | 2006        | 3 | 88     | 498             |       |
| 4   | 0911       | SCRN RM A   | 0 100   | 24 | 10 | 240.00   | SF | 17.50    | 17.50          | 100       | 2012    | 2012        | 3 | 60     | 2,520           |       |

| 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 |
| 1                | 000136   | C   | SFR INT              | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT          |     | 1.00     | 1.00   | 1.00    | 115,000.00 | 115,000.00     | 115,000    |                             |      |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1            |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|------------------------|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | STANDARD               |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | Tax Group: 4 Tax Dist: |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 467,271                |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 12,301                 |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 115,000                |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 594,572                |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 320,806                |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 273,766                |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | HX HB 50,000           |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 223,766                |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 594,572                |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0                      |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 485,004                |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| E0617520   | NEW CONSTR  | 2,000   | 06/01/2006 |
| P11022     | NEW CONSTR  | 0       | 04/01/2006 |
| C16673     | CO ISSUED   | 250,000 | 11/01/2005 |
| R08620     | REPAIR/RRF  | 5,000   | 11/01/2005 |
| B16673     | NEW CONSTR  | 250,000 | 11/01/2005 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1850/0192                      | 4/03/2013  | WD           | Q      | I      | 01        | 305,000       |  |
| GRANTOR: BELLAR DARRYL E & KAR |            |              |        |        |           |               |  |
| GRANTEE: GROSS ROY A & JULIE   |            |              |        |        |           |               |  |
| 1462/1650                      | 12/04/2006 | WD           | Q      | I      |           | 404,000       |  |
| GRANTOR: MORRISON HOMES INC    |            |              |        |        |           |               |  |
| GRANTEE: BELLAR DARRYL E & K   |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                      |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2006] W31 PTO=[YR=2017] N4 W24 S10 E24 N6 \$ S6  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2006] W24 S15E14 N6 U4 R4 E6 N5\$ S5 W6 L4 D4 S6 |  |  |  |  |  |  |  |  |  |
| W14 S35 FGR=[YR=2006] S23 E19N1E10N20W25 N2W4\$ E4S2E25  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2006] S8E15N2W2N6 W13\$ E13S6 E10 U4 R3 N60\$.   |  |  |  |  |  |  |  |  |  |