LOT 85
AMELIA NATIONAL #1 PB 7/48

BABROWSKI TIMOTHY M & SUSAN E
95337 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0085-0000

BUILDING CHARACTERISTICS

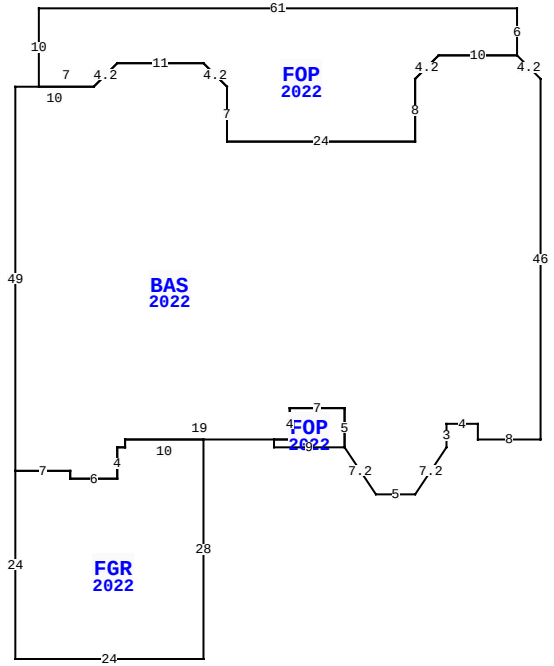
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	3,034	100	3,034	445,331
FGR	613	55	337	49,465
FOP	37	30	11	1,615
FOP	689	30	207	30,383
TOTALS	4,373		3,589	526,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,589	103.0050	146.78	526,793	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2023 Heated Area: 3034 HX Base Yr 2023



95337 AMELIA NATIONAL PKWY, 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		526,793
TOTAL MARKET OB/XF VALUE		74,365
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		716,158
SOH/AGL Deduction		0
ASSESSED VALUE		716,158
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		666,158
TOTAL JUST VALUE		716,158
NCON VALUE		601,158
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017884	ADDITION	8,640	12/02/2021
B2115609	SWIM POOL	78,627	11/10/2021
B2107488	NEW CONSTR	448,153	06/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2384/0784	8/11/2020	WD	Q	V	02	83,500
GRANTOR: GRAJO ANNE A REVOCABL						
GRANTEE: BABROWSKI TIMOTHY M						
1373/0468	12/12/2005	WD	Q	V		175,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: GRAJO ANNE A TRUSTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] U3 L3 FOP=[YR=2022] N6 W61 S10 E7 U3 R3 E11 D3 R3 S7 E24 N8 U3 R3 E10$ W10 D3 L3 S8 W24 N7 U3 L3 W11 D3 L3 W10 S49 FGR=[YR=2022] S24 E24 N28 W10 S1 W1 S4 W6 N1 W7$ E7 S1 E6 N4 E1 N1 E19 FOP=[YR=2022] S1 E9 N5 W7 S4 W2$ E2 N4 E7 S5 D6 R4 E5 U6 R4 N3 E4 S2 E8 N46$.

EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
2	0911	SCRN RM A	0	100	0	0	1,220.00	SF	17.50	17.50	100	2022	2022	3	100	21,350	
3	0861	POOL GUNIT	0	100	0	0	325.00	SF	85.00	85.00	100	2022	2022	3	100	27,625	
4	0855	CONC PAVER	0	100	0	0	865.00	SF	10.00	10.00	100	2022	2022	3	100	8,650	
5	0855	CONC PAVER	0	100	0	0	1,474.00	SF	10.00	10.00	100	2022	2022	3	100	14,740	

LAND DESCRIPTION

TOTAL OB/XF 74,365

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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							

REVIEW DATE 08/16/2022 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS