



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	31	HARDIE BRD 10
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 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	3,039	100	3,039	442,782
FGR	483	55	266	38,756
FOP	96	30	29	4,225
FOP	562	30	169	24,623
STP	8	10	1	146
STP	48	10	5	729

TOTALS	4,236		3,509	511,261
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	0	0	0	1,836.00	SF	10.00
3	0861	POOL GUNIT	0	0	0	0	450.00	SF	85.00
4	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00
5	0855	CONC PAVER	0	0	0	0	579.00	SF	10.00
6	0462	ST/AL FNC	0	0	0	0	960.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0		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	NORM	% COND	
0500	01	3,509	102.2490	145.70	511,261	2022	2022	0	0	0.00	100.00	
1 SFR CUST - 0% - 0 Heated Area: 3039 HX Base Yr												
95329 AMELIA NATIONAL PKWY, FERNANDINA BEACH												
BLD DATE: 06/12/2023 MLU												

TOTAL OB/XF 76,000												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022
2	0855	CONC PAVER	0	0	0	0	1,836.00	SF	10.00	10.00	100	2022
3	0861	POOL GUNIT	0	0	0	0	450.00	SF	85.00	85.00	100	2022
4	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022
5	0855	CONC PAVER	0	0	0	0	579.00	SF	10.00	10.00	100	2022
6	0462	ST/AL FNC	0	0	0	0	960.00	SF	10.00	10.00	100	2022

TOTAL OB/XF 76,000												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		511,261	
TOTAL MARKET OB/XF VALUE		76,000	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		702,261	
SOH/AGL Deduction		0	
ASSESSED VALUE		702,261	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		702,261	
TOTAL JUST VALUE		702,261	
NCON VALUE		587,261	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		110,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012834	CO ISSUED	0	11/01/2022
22004695	SWIM POOL	92,757	03/28/2022
22000741	NEW CONSTR	504,503	01/12/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2487/1997	8/13/2021	WD	Q	V	01
GRANTOR: FRASER ROBERT J & CAR					
GRANTEE: HABERMAN MICHAEL &					
2424/0446	1/08/2021	WD	Q	V	01
GRANTOR: DAVIDHEISER RICHARD &					
GRANTEE: FRASER ROBERT J & C					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] U3 L3 FOP=[YR=2022] N6 W12 STP=[YR=2022] N2W24S2E24\$ W36 S7 E9 D3 R3 S7 E23 N8 U3 R3 E10\$ W10 D3 L3 S8 W23 N7 U3 L3 W9 N7 W13 S59 FGR=[YR=2022] S21 E23 N21 W23\$ E23 FOP=[YR=2022] E11 STP=[YR=2022] S2 E4 N2 W4\$ E6 N8 W7 S4 W10 S4\$ N4 E10 N4 E7 S7 E13 N3 E11 N46\$.									