LOT 88
AMELIA NATIONAL #1 PB 7/48

MCALPINE BRIAN S & SHARON R
95315 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0088-0000

BUILDING CHARACTERISTICS

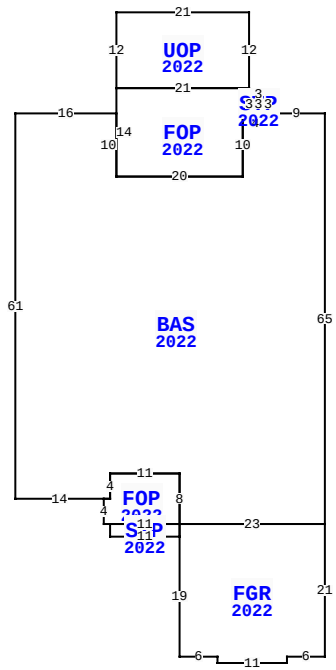
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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	2,837	100	2,837	442,090
FGR	494	55	272	42,386
FOP	92	30	28	4,363
FOP	284	30	85	13,246
STP	9	10	1	156
STP	22	10	2	312
UOP	252	20	50	7,792
TOTALS	3,990		3,275	510,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,275	109.3512	155.83	510,343	2022	2022	0	0	0	0.00	100.00

1 SFR CUST - 100% - 2023 Heated Area: 2837 HX Base Yr 2023



95315 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		510,343
TOTAL MARKET OB/XF VALUE		21,040
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		646,383
SOH/AGL Deduction		0
ASSESSED VALUE		646,383
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		596,383
TOTAL JUST VALUE		646,383
NCON VALUE		531,383
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012206	CO ISSUED	0	11/01/2022
21016990	NEW CONSTR	464,307	12/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2451/1447	4/06/2021	WD	Q	V	02	110,000
GRANTOR: ROSS JAMES B & TAMMY						
GRANTEE: MCALPINE BRIAN S &						
1371/1721	12/06/2005	WD	Q	V		175,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: ROSS JAMES B & TAMM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W9 STP=[YR=2022] N3W3 FOP=[YR=2022] N1 UOP=[YR=2022] N12 W21 S12 E21$ W21 S14 E20 N10 E1 N3$ S3 E3$ W4 S10 W20 N10 W16 S61 E14 FOP=[YR=2022] S4 E1 STP=[YR=2022] S2 E11 FGR=[YR=2022] S19 E6 S1 E11 N1 E6 N21 W23 S2$ N2 W11$ E11 N8 W11 S4 W1$ E1 N4 E11 S8 E23 N65$.

EXTRA FEATURES

LN	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	0855	CONC PAVER	0	100	0	0	1,904.00	SF	10.00	10.00	100	2022	2022	3	100	19,040	

LAND DESCRIPTION

TOTAL OB/XF 21,040

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	SFR GOLF A	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 12/14/2022 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS