

LOT 89
IN OR 1335/1937
AMELIA NATIONAL #1 PB 7/48

MORRISON TIMOTHY D & KATHRINE
95307 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0089-0000



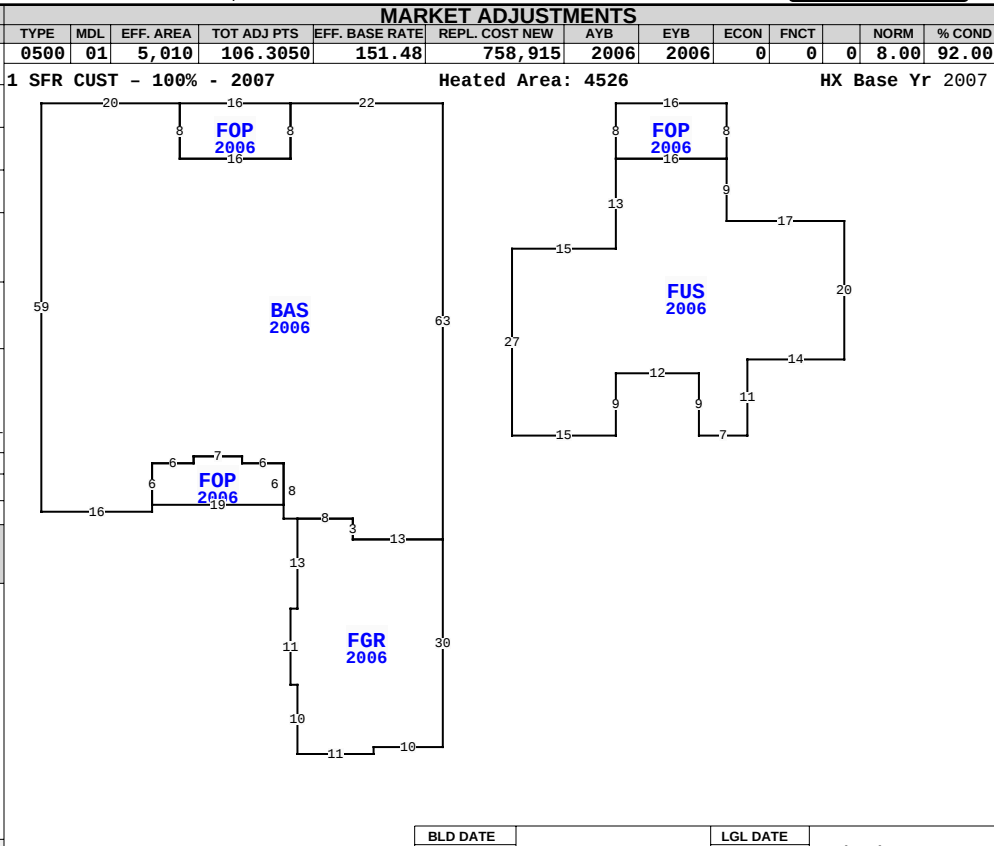
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	3,216	100	3,216	448,187
FGR	676	55	372	51,843
FOP	121	30	36	5,017
FOP	128	30	38	5,296
FOP	128	30	38	5,296
FUS	1,310	100	1,310	182,564
TOTALS	5,579		5,010	698,202

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	6	24	144.00	SF	6.50
3	0810	CONCRETE A	0	100	16	5	80.00	SF	6.50
4	1125	CB/STC 6"	0	100	21	5	105.00	SF	7.35
5	0810	CONCRETE A	0	100	0	0	2,935.00	SF	7.80
6	0810	CONCRETE A	0	100	0	0	215.00	SF	9.10
7	0819	CONC 12"	0	100	10	6	60.00	SF	9.50
8	0819	CONC 12"	0	100	3	15	45.00	SF	9.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00



TOTAL OB/XF									
27,896									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					698,202				
TOTAL MARKET OB/XF VALUE					27,896				
TOTAL LAND VALUE - MARKET					115,000				
TOTAL MARKET VALUE					841,098				
SOH/AGL Deduction					471,158				
ASSESSED VALUE					369,940				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					319,940				
TOTAL JUST VALUE					841,098				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					689,385				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015106	REPAIR/RRF	30,542	11/02/2021
M11082	H/AC	0	02/01/2006
E16479	NEW CONSTR	5,000	01/01/2006
P10417	NEW CONSTR	0	12/01/2005
C16548	CO ISSUED	382,000	11/01/2005
B16548	NEW CONSTR	382,000	11/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1335/1937	7/25/2005	WD	Q	V		175,000	
GRANTOR:AMELIA NATIONAL ENTER							
GRANTEE:MORRISON TIMOTHY D							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2006] W22 FOP=[YR=2006] W16S8E16N8 \$S8W16N8W20 S59 E16N1 FOP=[YR=2006] E19N6W6N1W7S1W6S6\$N6E6N1E7S1E6 S8E2 FGR=[YR=2006] S13W1S11E1S10 E11 N1E10 N30W13N3W8\$E8S3E13 N63\$ PTR=E25 FOP=[YR=2006] E16S8 FUS=[YR=2006] S9E17S20 W14S11W7N9W12S9W15 N27E15N13E16\$W16N8\$ W25\$.									