

LOT 91
IN OR 2164/1385
AMELIA NATIONAL #1 PB 7/48

FANSLER JASON & DINA
95291 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0091-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	21 STONE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	12 HARDWOOD 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
Occupancy	00 NONE 100

Quality	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4042.00
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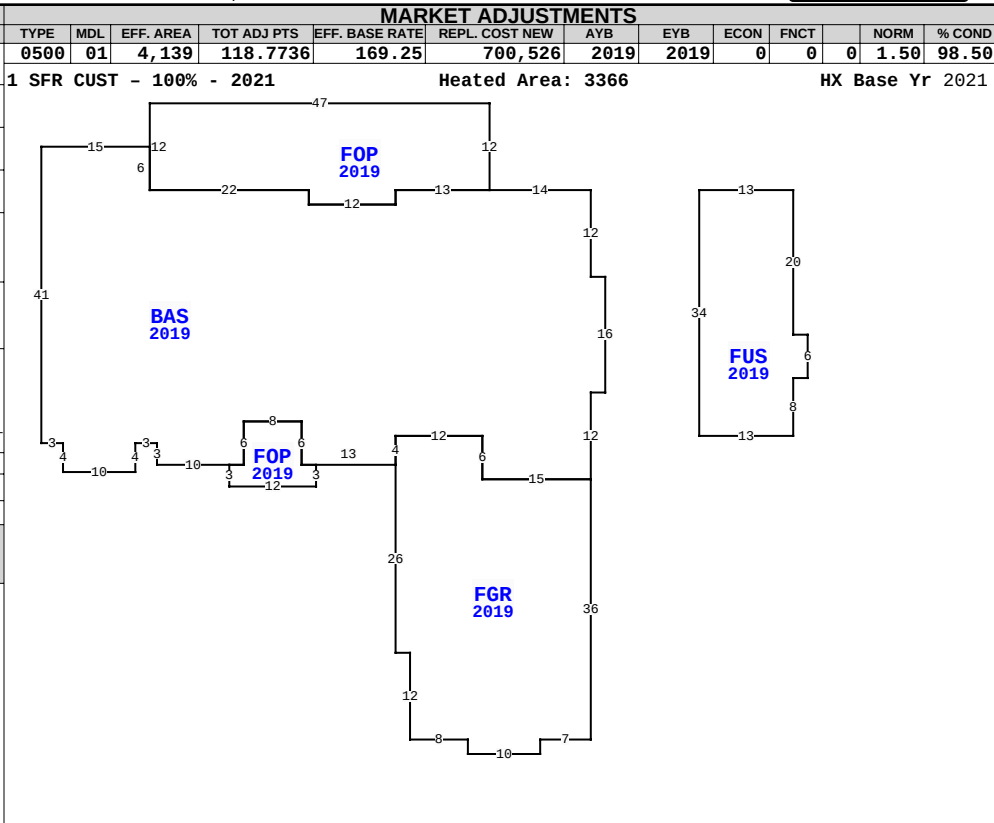
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,912	100	2,912	485,463
FGR	1,040	55	572	95,359
FOP	84	30	25	4,168
FOP	588	30	176	29,341
FUS	454	100	454	75,687

TOTALS	5,078	4,139	690,018
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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	0855	CONC PAVER	0	100	0	0	1,800.00	SF	10.00
3	0855	CONC PAVER	0	100	12	6	72.00	SF	7.00
4	0911	SCRN RM A	0	100	65	27	1,755.00	SF	17.50
5	0861	POOL GUNIT	0	100	0	0	580.00	SF	85.00
6	0855	CONC PAVER	0	100	0	0	1,175.00	SF	10.00
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00

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

REVIEW DATE	03/09/2021	BY	KW
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95291 AMELIA NATIONAL PKWY, FERNANDINA BEACH	BLD DATE	LGL DATE	06/12/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	2019	2019	3	99	3,465	
2	0855	CONC PAVER	0	100	0	0	1,800.00	SF	10.00	10.00	100	2019	2019	3	99	17,820	
3	0855	CONC PAVER	0	100	12	6	72.00	SF	7.00	7.00	100	2019	2019	3	99	499	
4	0911	SCRN RM A	0	100	65	27	1,755.00	SF	17.50	17.50	100	2020	2020	3	93	28,563	
5	0861	POOL GUNIT	0	100	0	0	580.00	SF	85.00	85.00	100	2020	2020	3	95	46,835	
6	0855	CONC PAVER	0	100	0	0	1,175.00	SF	10.00	10.00	100	2020	2020	3	99	11,633	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	93	1,860	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	93	4,650	

TOTAL OB/XF										115,325							
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
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

Total Acres:	0.00	Total Land Value:	115,000	Market:	0	Agricultural:	0	Common:	115,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 4										Tax Dist:		
BUILDING MARKET VALUE										690,018		
TOTAL MARKET OB/XF VALUE										115,325		
TOTAL LAND VALUE - MARKET										115,000		
TOTAL MARKET VALUE										920,343		
SOH/AGL Deduction										281,421		
ASSESSED VALUE										638,922		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										588,922		
TOTAL JUST VALUE										920,343		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										781,185		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B204753	SCRN ENCLSR	12,500	06/19/2020
B203437	SWIM POOL	35,000	05/07/2020
C1808421	CO ISSUED	0	06/07/2019
B1808421	NEW CONSTR	471,855	11/01/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2164/1385	12/15/2017	WD	Q	V	01	49,000	
GRANTOR: WATSON JOHN P							
GRANTEE: FANSLER JASON & DIN							
2036/1616	3/28/2016	WD	Q	V	01	40,000	
GRANTOR: ANDERSEN ARTHUR JR &							
GRANTEE: WATSON JOHN P							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W14 FOP=[YR=2019] N12 W47 S12 E22 S2 E12 N2 E13\$ W13 S2 W12 N2 W22 N6 W15 S41 E3 S4 E10 N4 E3 S3 E10 FOP=[YR=2019] S3 E12 N3 W2 N6 W8 S6 W2\$ E2 N6 E8 S6 E13 FGR=[YR=2019] S26 E2 S12 E8 S2 E10 N2 E7 N36 W15 N6 W12 S4\$ N4 E12 S6 E15 N12 E2 N16 W2 N12\$ PTR= E15 FUS=[YR=2019] E13 S20 E2 S6 W2 S8 W13 N34\$ W15\$.									