

HOWAT SCOTT A & LORI SUE
95273 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0094-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT 0 0 0 3.00 97.00										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0500 01 4,350 98.5600 140.45 610,958 2016 2016 0 0 0 3.00 97.00										Tax Group: 4 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SFR CUST - 100% - 2018 Heated Area: 3698 HX Base Yr 2018										BUILDING MARKET VALUE 592,629									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 52,623									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 115,000									
Interior Floo 12 HARDWOOD 60																				TOTAL MARKET VALUE 760,252									
Interior Floo 14 CARPET 40																				SOH/AGL Deduction 255,879									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 504,373									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 4 100																				BASE TAXABLE VALUE 454,373									
Bathrooms 3.5 100																				TOTAL JUST VALUE 760,252									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 647,603									
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				B32411 SWIM POOL 35,700 05/01/2016									
MAP NUM MKT AREA 04																				B1632044 NEW CONSTR 463,318 04/08/2016									
NEIGHBORHOOD/LOC 4042.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 672 100 672 91,551																													
BAS 3,026 100 3,026 412,252																													
FGR 861 55 474 64,576																													
FOP 168 30 50 6,812																													
FOP 378 30 113 15,395																													
FST 28 55 15 2,044																													
TOTALS 5,133 4,350 592,629																													
EXTRA FEATURES										95273 AMELIA NATIONAL PKWY, FERNANDINA BEACH																			
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										BLD DATE 01/27/2017 KK LGL DATE 06/12/2023 MLU																			
1 0812 CONCRETE C 0 100 0 0 1,579.00 SF 4.00 4.00 100 2016 2016 3 97 6,127																													
2 0810 CONCRETE A 0 100 11 7 77.00 SF 6.50 6.50 100 2016 2016 3 97 485																													
3 0855 CONC PAVER 0 100 0 0 47.00 SF 10.00 10.00 100 2016 2016 3 97 456																													
4 1126 CB/STC 8" 0 100 34 6 204.00 SF 8.00 8.00 100 2016 2016 3 97 1,583																													
5 0462 ST/AL FNC 0 100 0 0 56.00 SF 10.00 10.00 100 2016 2016 3 84 470																													
6 0861 POOL GUNIT 0 100 0 0 220.00 SF 170.00 170.00 100 2016 2016 3 84 31,416																													
7 0855 CONC PAVER 0 100 0 0 1,246.00 SF 10.00 10.00 100 2016 2016 3 97 12,086																													
LAND DESCRIPTION										TOTAL OB/XF 52,623																			
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 000136 C SFR INT 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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																													