

LOT 95
IN OR 2020/664
AMELIA NATIONAL #1 PB 7/48

SIEGMUND DAVID R & SUSAN M
95054 ROYAL PALM CT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0095-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 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	3,020	100	3,020	416,745
FGR	844	55	464	64,030
FOP	42	30	13	1,794
FSP	677	40	271	37,397

TOTALS	4,583	3,768	519,965
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EXTRA FEATURES	
L N	OB/XF CODE
1	0504
2	0855
3	0600
4	0855
5	1134

LAND DESCRIPTION	
L N	USE CODE
1	000140

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,768	100.3500	143.00	538,824	2015	2015	0	0	0	3.50
1 SFR CUST - 100% - 2016 Heated Area: 3020 HX Base Yr 2016											
95054 ROYAL PALM CT, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/12/2023 MLU											

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
2	0855	CONC PAVER	0	100	0	0	1,622.00	SF	10.00	10.00	100	2015	2015	3	96	15,571	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	74	3,700	
4	0855	CONC PAVER	0	100	0	0	475.00	SF	10.00	10.00	100	2016	2016	3	97	4,608	
5	1134	LANDSCP BL	0	100	65	0	130.00	SF	3.00	3.00	100	2016	2016	3	99	386	

LAND DESCRIPTION	
L N	USE CODE
1	000140

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	519,965
TOTAL MARKET OB/XF VALUE	26,205
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	661,170
SOH/AGL Deduction	273,732
ASSESSED VALUE	387,438
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	337,438
TOTAL JUST VALUE	661,170
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	577,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530604	CO ISSUED	0	12/16/2015
B1530604	NEW CONSTR	394,508	06/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2020/0664	12/22/2015	WD	Q	I	01	478,600
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: SIEGMUND DAVID R &						
2010/1649	10/22/2015	SW	U	I	37	483,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: AMELIA NATIONAL CON						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2015] U3 L3 FSP=[YR=2015] N6 W61 S10 E9 U3 R3 E7 D3 R3 E2 S6 E24 N7 U3 R3 E10\$ W10 D3 L3 S7 W24 N6 W2 U3 L3 W7 D3 L3 W12 S49 FGR=[YR=2015] S33 E24 N37 W10 S2 W6 S2 W8\$ E8 N2 E6 N2 E19 FOP=[YR=2015] S1 E10 N5 W8 S4 W2 \$ E2 N4 E8 S9 E12 N7 E4 S2 E8 N46\$.	