LOT 103
AMELIA NATIONAL #1 PB 7/48

DRAKE DANIEL WILBON & HEIDI
95259 AMELIA NATIONAL PARKWAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0103-0000

BUILDING CHARACTERISTICS

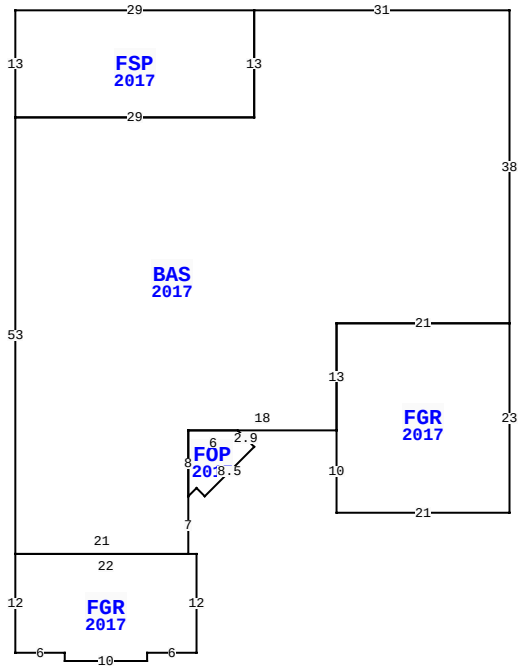
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,725	100	2,725	498,987
FGR	274	55	151	27,650
FGR	483	55	266	48,708
FOP	43	30	13	2,381
FSP	377	40	151	27,650
TOTALS	3,902		3,306	605,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,306	131.7955	187.81	620,900	2017	2017	0	0	0	2.50	97.50

1 SFR CUST – 0% - 2023 Heated Area: 2725 HX Base Yr



95259 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	605,378
TOTAL MARKET OB/XF VALUE	14,217
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	734,595
SOH/AGL Deduction	0
ASSESSED VALUE	734,595
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	734,595
TOTAL JUST VALUE	734,595
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	520,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1703753	CO ISSUED	0	01/02/2018
B1703753	NEW CONSTR	490,139	04/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2628/0671	3/28/2023	WD	Q	I	01	995,000
GRANTOR: LAPINE EDWARD J & KAT						
GRANTEE: DRAKE DANIEL WILBON						
2605/1874	12/01/2022	SW	Q	I	01	925,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: LAPINE EDWARD J & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W31 FSP=[YR=2017] W29 S13 E29 N13$ S13 W29
S53 FGR=[YR=2017] S12 E6 S1 E10 N1 E6 N12 W22$ E21 N7
FOP=[YR=2017] R1 U1 D1 R1 R6 U6 U2 L2 W6 S8$ N8 E18
FGR=[YR=2017] S10 E21 N23 W21 S13$ N13 E21 N38$.

EXTRA FEATURES

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	0855	CONC PAVER	0	0	18	3	54.00	SF	10.00	10.00	100	2017	2017	3	97	524	
2	0855	CONC PAVER	0	0	0	0	1,030.00	SF	10.00	10.00	100	2017	2017	3	97	9,991	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
4	0885	WATERSCAPE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	0	
6	0857	SANDSTONE	0	0	110	1	110.00	SF	16.00	16.00	100	2017	2017	3	99	1,742	

LAND DESCRIPTION

TOTAL OB/XF 14,217

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	0		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