



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	14	CARPET 60
Interior Floo	11	CLAY TILE 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
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,059	100	2,059	279,861
FGR	670	55	368	50,019
FOP	204	30	61	8,291
FSP	185	40	74	10,058
FUS	1,430	100	1,430	194,367
TOTALS	4,548		3,992	542,596

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	0	0	0	3,000.00	SF	6.50
3	0810	CONCRETE A	0	0	24	3	72.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000136	C	SFR INT	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,992	103.6800	147.74	589,778	2006	2006	0	0	8.00	92.00
1 SFR CUST - 0% - 0 Heated Area: 3489 HX Base Yr											
95245 AMELIA NATIONAL PKWY, FERNANDINA BEACH, FL 32034											

TOTAL OB/XF											
20,757											

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20,757											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		542,596	
TOTAL MARKET OB/XF VALUE		20,757	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		678,353	
SOH/AGL Deduction		204,250	
ASSESSED VALUE		474,103	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		474,103	
TOTAL JUST VALUE		678,353	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		549,054	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001866	ROOF	23,927	02/02/2022
M12124	H/AC	0	10/01/2006
P11414	NEW CONSTR	0	08/01/2006
C18237	CO ISSUED	0	07/01/2006
R09547	REPAIR/RRF	5,600	07/01/2006
B18237	NEW CONSTR	300,828	07/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2350/0376	3/25/2020	WD	Q	I	01
GRANTOR: RES PARTNERS LLC					
GRANTEE: BOZEMAN BRETT E & B					
2304/1064	9/10/2019	SW	U	I	12
GRANTOR: BANK OF AMERICA NA					
GRANTEE: RES PARTNERS LLC					

BUILDING NOTES									
BAS=[YR=2006] W3 U2 L2 W7 D2 L2 W2 FSP=[YR=2006] N5W20S5E1S5E17N5E2S W2 S5W17N5W13S2 D2 L2 S4 D2 R2 S19 D2 L2 S5 D2 R2 S13 FOP=[YR=2006] S8E22N8W2N4W7S4W13S E13 N4E7S4 E8 FGR=[YR=2006] S17E5S1E10N1E5N36 W8S5W12S14S N14E12N5E8N32S PTR=S23E10 FUS=[YR=2006] E17 N23 E18 S61 W5S1W10N1W5N15W4N9W11N14S W10N23S.									