LOT 109
IN OR 2004/421
AMELIA NATIONAL #1 PB 7/48

FANELLI ANGELO J & TRICIA
95197 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0109-0000

BUILDING CHARACTERISTICS

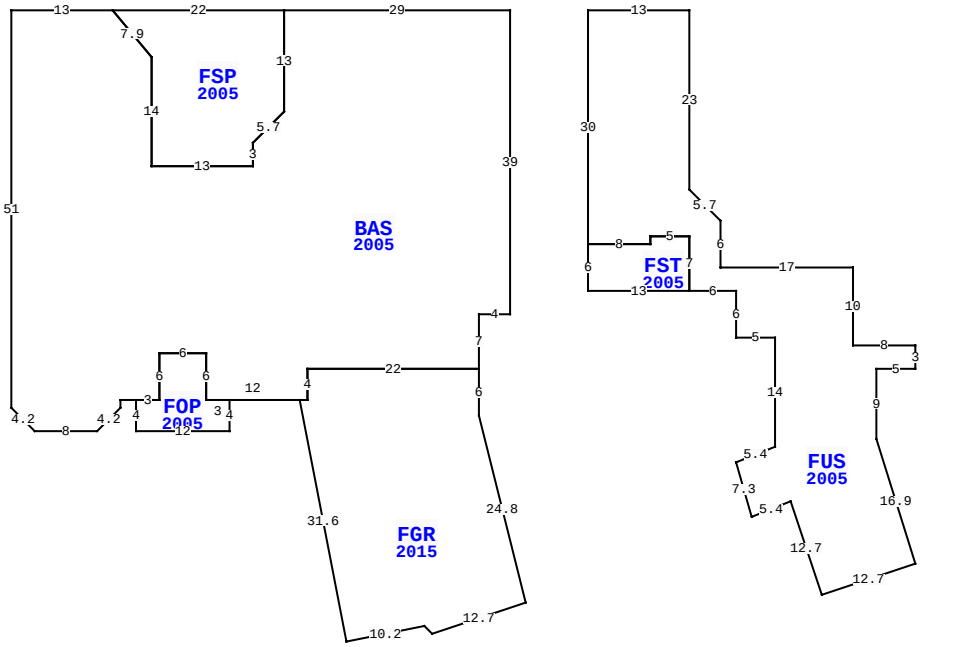
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,744	100	2,744	375,529
FGR	763	55	420	57,479
FOP	84	30	25	3,422
FSP	335	40	134	18,338
FST	83	55	46	6,295
FUS	1,031	100	1,031	141,097
TOTALS	5,040		4,400	602,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,400	102.1680	145.59	640,596	2005	2010	0	0	0	6.00	94.00

1 SFR CUST – 100% - 2016 Heated Area: 3775 HX Base Yr 2016



95197 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		602,160
TOTAL MARKET OB/XF VALUE		75,140
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		792,300
SOH/AGL Deduction		322,790
ASSESSED VALUE		469,510
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		419,510
TOTAL JUST VALUE		792,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		668,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108812	REPAIR/RRF	0	08/01/2021
B1632726	SCRN ENCLSRE	30,132	07/01/2016
B1632205	SWIM POOL	40,000	04/01/2016
B1530203	FGRTOBAS	2,000	04/01/2015
E14740	NEW CONSTR	1,500	04/01/2005
M09649	H/AC	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2004/0421	9/18/2015	WD	Q	I	02	457,900
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: FANELLI ANGELO J &						
1302/0759	3/17/2005	WD	U	V	07	100
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: INTERVEST CONSTRUCT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W29 FSP=[YR=2005] W22 D6 R5 S14E13N3 R4 U4 N13$ S13 D4 L4 S3 W13N14 L5 U6 W13 S51 D3 R3 E8 R3 U3 N1E2 FOP=[YR=2005] S4E12N4W3N6W6 S6W3$ E3N6E6S6E12 FGR=[YR=2015] D31 R6 U2 R10 D1 R1 R12 U4 U24 L6 N6W22S4W1$E1N4E22N7E4N39$ PTR=E10 FUS=[YR=2005] E13S23 R4 D4 S6 E17S10E8S3W5S9 R5 D16 D4 L12 L4 U12 D2 L5 L2 U7 U2 R5 N14W5 N6W6FST=[YR=2005] W13N6E8N1E5S7$N7W5 S1W8N30$ W10$.

EXTRA FEATURES

LN	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	2005	2005	3	90	3,150	
2	0855	CONC PAVER	0	100	0	0	1,691.00	SF	7.00	7.00	100	2005	2005	3	87	10,298	
4	0855	CONC PAVER	0	100	0	0	228.00	SF	7.00	7.00	100	2012	2012	3	94	1,500	
5	0861	POOL GUNIT	0	100	31	14	434.00	SF	85.00	85.00	100	2016	2016	3	84	30,988	
6	0855	CONC PAVER	0	100	0	0	997.00	SF	10.00	10.00	100	2016	2016	3	97	9,671	
7	0911	SCRN RM A	0	100	53	27	1,431.00	SF	17.50	17.50	100	2016	2016	3	78	19,533	

LAND DESCRIPTION

TOTAL OB/XF 75,140

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	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