

LOT 120
IN OR 1596/597
AMELIA NATIONAL #1 PB 7/48

WILLIVER HERBERT D & MARCIA N
95218 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0120-0000



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 90
Interior Wall	08 DECORATIVE 10
Interior Floo	14 CARPET 60
Interior Floo	12 HARDWOOD 40
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
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NEIGHBORHOOD/LOC	4042.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,744	100	2,744	363,897
BAS	335	100	335	44,426
FGR	763	55	420	55,699
FOP	84	30	25	3,315
FST	83	55	46	6,101
FUS	560	100	560	74,265

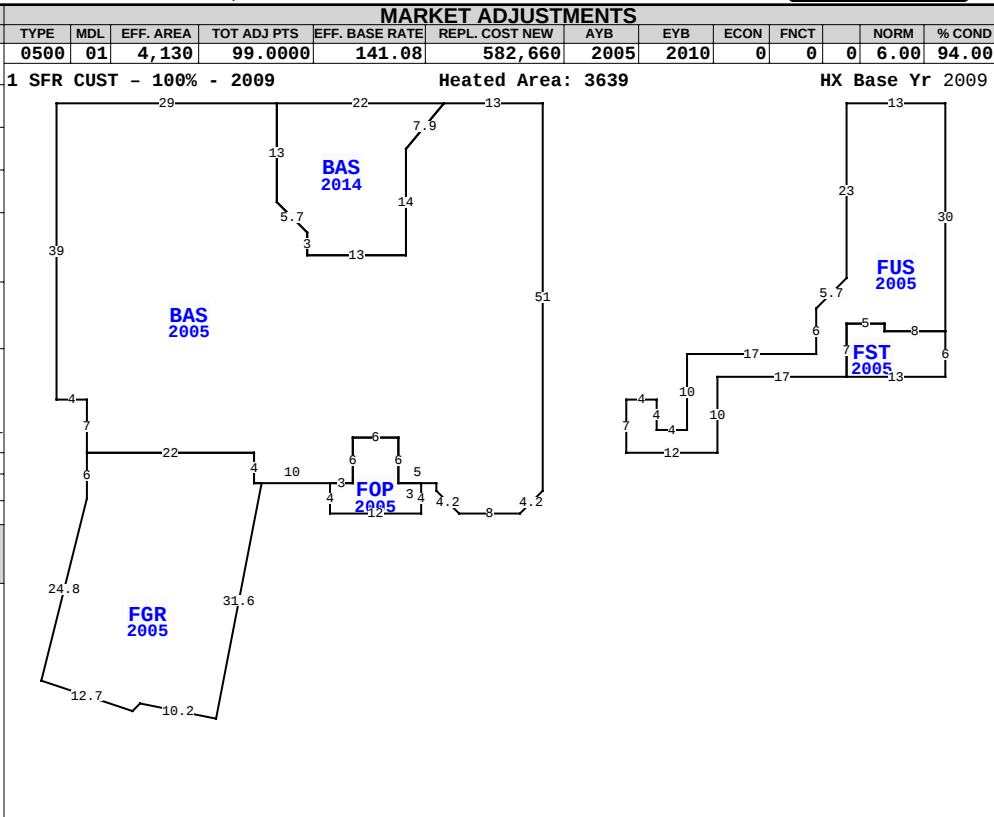
TOTALS	4,569	4,130	547,700
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EXTRA FEATURES

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	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	0810	CONCRETE A	0 100	0	0	1,625.00	SF	6.50	6.50	100	2005	2005	3	87	9,189	
3	0819	CONC 12"	0 100	10	4	40.00	SF	9.50	9.50	100	2005	2005	3	87	331	
4	0861	POOL GUNIT	0 100	0	0	300.00	SF	85.00	85.00	100	2014	2014	3	78	19,890	
5	0911	SCRN RM A	0 100	19	48	912.00	SF	17.50	17.50	100	2014	2014	3	70	11,172	
6	0855	CONC PAVER	0 100	0	0	630.00	SF	10.00	10.00	100	2014	2014	3	95	5,985	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							



BLD DATE		LGL DATE	06/12/2023	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

95218 AMELIA NATIONAL PKWY, FERNANDINA BEACH

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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	
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6	0855	CONC PAVER	0 100	0	0	630.00	SF	10.00	10.00	100	2014	2014	3	95	5,985	

TOTAL OB/XF 49,717

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		547,700
TOTAL MARKET OB/XF VALUE		49,717
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		712,417
SOH/AGL Deduction		392,835
ASSESSED VALUE		319,582
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		269,582
TOTAL JUST VALUE		712,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		583,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000684	REPAIR/RRF	29,000	01/13/2022
B2001120	REMODEL	15,225	03/12/2020
B1428437	SWIM POOL	45,825	03/01/2014
B1428477	SCRN ENCL	22,557	03/01/2014
E15553	NEW CONSTR	1,500	08/01/2005
M10072	H/AC	0	07/01/2005

SALES DATA		OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1596/0597	12/09/2008	WD	Q	I				396,214

GRANTOR: INTERVEST CONSTRUCTIO	
GRANTEE: WILLIVER HERBERT D	
1302/0759	3/17/2005 WD U V 07 100
GRANTOR: AMELIA NATIONAL ENTER	
GRANTEE: INTERVEST CONSTRUCT	

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=2005] W13 BAS=[YR=2014] W22S13 D4 R4 S3 E13N14 R5 U6	
\$ D6 L5 S14 W13N3 U4 L4 N13W29S39E4S7 FGR=[YR=2005] S6 L6	
D24 D4 R12 U1 R1 D2 R10 R6 U31 W1N4W22\$E22 S4E10	
FOP=[YR=2005] S4E12N4W3N6W6S6 W3\$E3N6E6S6E5S1 D3 R3 E8 R3 U3	
N51\$ PTR=E40 FUS=[YR=2005] E13S30 FST=[YR=2005]	
S6W13N7E5S1E8\$W8N1W5S7 W17S10W12N7E4S4E4N10E17N6 U4 R4 N23\$	
W40\$.	