



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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	04	Quality Level 04
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	3,040	100	3,040	466,208
FGR	601	55	331	50,761
FOP	50	30	15	2,300
FSP	594	40	238	36,499
FST	36	55	20	3,067
FST	102	55	56	8,588

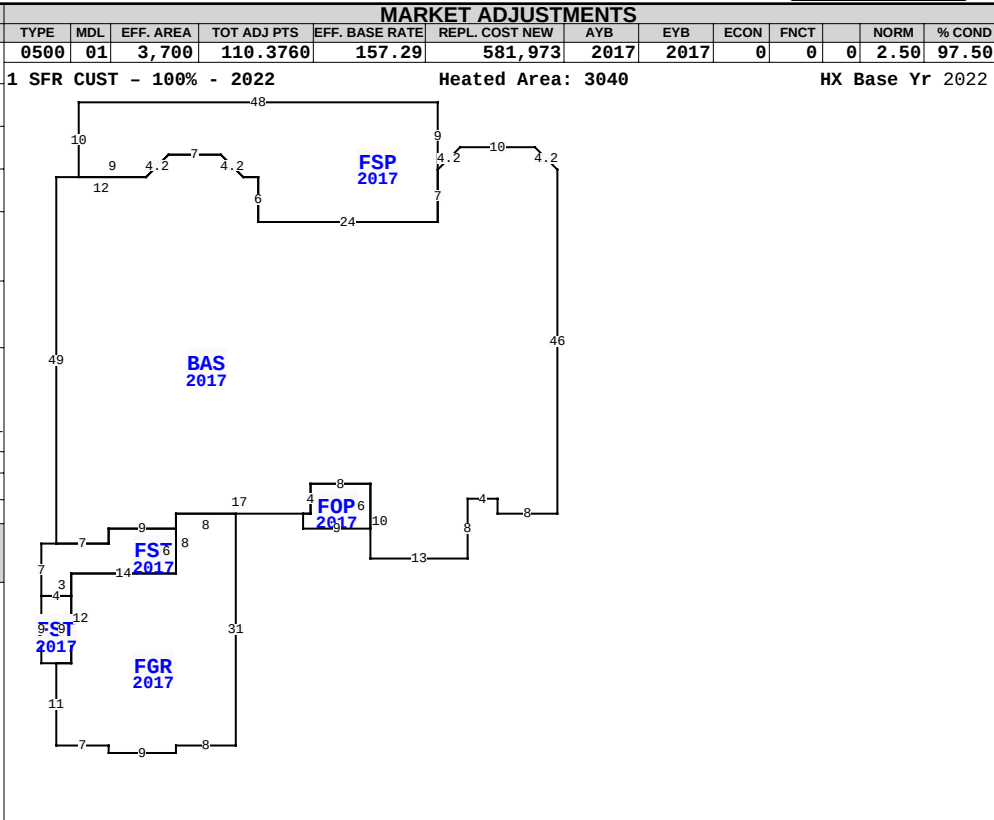
TOTALS	4,423		3,700	567,424
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EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0 100	7	4	28.00	SF	10.00	10.00	100	2017	2017	3	97	272	
2	0855	CONC PAVER	0 100	0	0	1,449.00	SF	10.00	10.00	100	2017	2017	3	97	14,055	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	98	3,430	

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
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

REVIEW DATE	01/06/2023	BY	DJA
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95224 AMELIA NATIONAL PKWY, FERNANDINA BEACH	BLD DATE	LGL DATE	06/12/2023	MLU
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TOTAL OB/XF																
17,757																

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			567,424
TOTAL MARKET OB/XF VALUE			17,757
TOTAL LAND VALUE - MARKET			115,000
TOTAL MARKET VALUE			700,181
SOH/AGL Deduction			108,241
ASSESSED VALUE			591,940
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			541,940
TOTAL JUST VALUE			700,181
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			599,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706313	CO ISSUED	0	12/07/2017
B1706313	NEW CONSTR	396,875	07/14/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2510/0039	10/07/2021	WD U	I	I	11	100
GRANTOR: RAMSEY JAMES A						
GRANTEE: ZAGAJESKI CHRISTOPH						
2506/0948	10/07/2021	WD Q	I	I	01	840,000
GRANTOR: RAMSEY JAMES A						
GRANTEE: ZAGAJESKI CHRISTOPH						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2017] U3 L3 W10 L3 D3 FSP=[YR=2017] N9 W48 S10 E9 U3 R3 E7 D3 R3 E2 S6 E24 N7\$ S7 W24 N6 W2 U3 L3 W7 D3 L3 W12 S49 FST=[YR=2017] W2 S7 FST=[YR=2017] S9 E2 FGR=[YR=2017] S11 E7 S1 E9 N1 E8 N31 W8 S8 W14 S12 W2\$ E2 N9 W4\$ E4 N3 E14 N6 W9 S2 W7\$ E7 N2 E9 N2 E17 FOP=[YR=2017] S2 E9 N6 W8 S4 W1\$ E1 N4 E8 S10 E13 N8 E4 S2 E8 N46\$.																