

AMBROSE SCOTT F & JAN K
95430 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2023



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

3108HARDIE BRD 100
IRREGULAR 100

Roof Cover
Interior Wall

0305COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1214HARDWOOD 50
CARPET 50

Air Condition
Heating Type

0304CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

4 100
3 100
02 WOOD FRAME 100

Stories
Units
Occupancy

1. 1. 100
0 100
00 NONE 100

Quality

04 Quality Level 04

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4042.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,5541002,554397,042

FGR5945532750,835

FOP3230101,554

FSP4424017727,516

TOTALS3,6223,068476,947

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500013,068109.6410156.24479,34420202020000.5099.50

1 SFR CUST - 100% - 2021Heated Area: 2554HX Base Yr 2021

BLD DATEXF DATEINCL DATE

LGL DATELAND DATEAG DATE

06/12/2023MLU

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A010018472.00SF6.506.5010020202020399463

20811CONCRETE B010000964.00SF5.205.20100202020203994,963

30500FP-PRE FAB0100001.00UT875.00875.0010020202020399866

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000135CSFR CNSVTN100PUD0.000.001.00LT1.001.001.00115,000.00115,000.00115,000

REVIEW DATE 03/09/2021 BY KW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE476,947

TOTAL MARKET OB/XF VALUE6,292

TOTAL LAND VALUE - MARKET115,000

TOTAL MARKET VALUE598,239

SOH/AGL Deduction190,631

ASSESSED VALUE407,608

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE357,608

TOTAL JUST VALUE598,239

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE509,599

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / VRSN CD SALE PRICE

2396/05179/25/2020WDQI02485,000

GRANTOR: FF FLORIDA RESIDENTIA

GRANTEE: AMBROSE SCOTT F & J

2295/07277/24/2019SWUV30210,000

GRANTOR: AMELIA NATIONAL ENTER

GRANTEE: FF FLORIDA RESIDENT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 FSP=[YR=2020] W34 S13 E34 N13\$ S13 W34
S24 FGR=[YR=2020] S36 E20 N22 W9 N14 W11\$ E11 S14 E9 S18 E9
FOP=[YR=2020] S5 E8 N1 W2 N4 W6\$ E6 S4 E15 N73\$.