LOT 238
IN OR 2238/1327
AMELIA NATIONAL #1B PB 7/191

KINAL ALBERT V & SUSAN M
95448 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0238-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

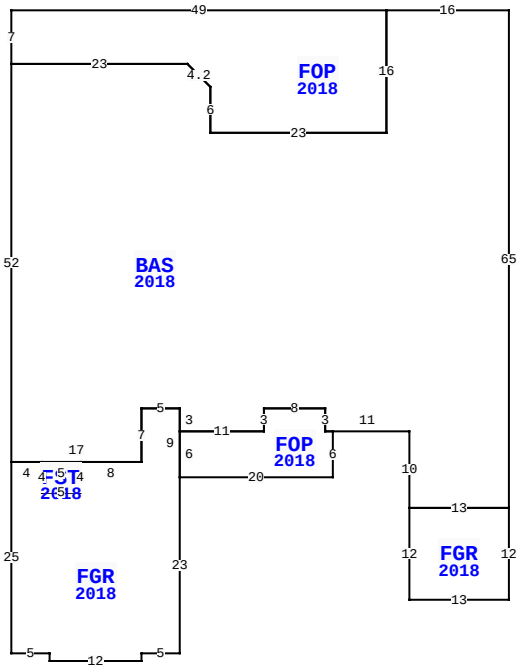
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,180	100	3,180	490,178
FGR	156	55	86	13,256
FGR	577	55	317	48,864
FOP	144	30	43	6,628
FOP	555	30	166	25,588
FST	20	55	11	1,695
TOTALS	4,632		3,803	586,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,803	110.3760	157.29	598,174	2018	2018	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2019 Heated Area: 3180 HX Base Yr 2019



95448 AMELIA NATIONAL PKWY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		586,211
TOTAL MARKET OB/XF VALUE		67,004
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		768,215
SOH/AGL Deduction		283,750
ASSESSED VALUE		484,465
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		434,465
TOTAL JUST VALUE		768,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		650,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2008156	SCRN ENCLSR	5,940	10/01/2020
B2006212	SWIM POOL	59,625	08/01/2020
B2005739	1 DOOR	8,500	07/01/2020
C1705093	CO ISSUED	0	03/23/2018
B1705093	NEW CONSTR	413,979	06/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2238/1327	11/19/2018	WD	Q	I	02	531,000
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: KINAL ALBERT V & SU						
2123/0586	5/26/2017	SW	U	V	37	207,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: AMELIA NATIONAL CON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 FOP=[YR=2018] W49 S7 E23 D3 R3 S6 E23 N16$ S16 W23 N6 U3 L3 W23 S52 FGR=[YR=2018] S25 E5 S1 E12 N1 E5 N23 FOP=[YR=2018] E20 N6 W1 N3 W8 S3 W11 S6$ N9 W5 S7 W8 FST=[YR=2018] W5 S4 E5 N4$ S4 W5 N4 W4$ E17 N7 E5 S3 E11 N3 E8 S3 E11 S10 FGR=[YR=2018] S12 E13 N12 W13$ E13 N65$.

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	0810	CONCRETE A	0	100	5	4	20.00	SF	6.50	6.50	100	2018	2018	3	98	127	
2	0812	CONCRETE C	0	100	0	0	1,256.00	SF	4.00	4.00	100	2018	2018	3	98	4,924	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	99	3,465	
4	0911	SCRN RM A	0	100	49	20	980.00	SF	17.50	17.50	100	2021	2021	3	97	16,636	
5	0861	POOL GUNIT	0	100	0	0	295.00	SF	85.00	85.00	100	2021	2021	3	98	24,574	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940	
7	0855	CONC PAVER	0	100	0	0	685.00	SF	10.00	10.00	100	2021	2021	3	100	6,850	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	8,750.00	8,750.00	100	2021	2021	3	97	8,488	

LAND DESCRIPTION

TOTAL OB/XF 67,004

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	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							

REVIEW DATE 03/10/2021 BY KW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS