LOT 239
AMELIA NATIONAL #1B PB 7/191

DEMENNA WILLIAM G & MARY L
95454 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0239-0000

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 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

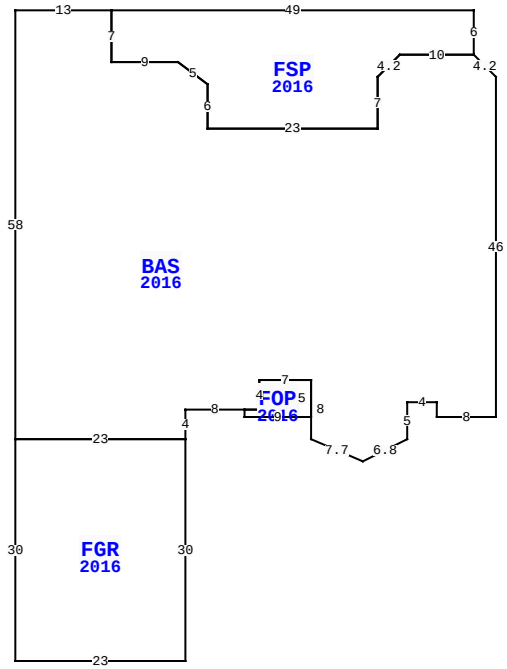
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,080	100	3,080	583,312
FGR	690	55	380	71,967
FOP	37	30	11	2,083
FSP	548	40	219	41,476
TOTALS	4,355		3,690	698,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,690	134.2440	191.30	705,897	2016	2020	0	0	0	1.00	99.00

1 SFR CUST – 0% - 2023 Heated Area: 3080 HX Base Yr



95454 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	698,838
TOTAL MARKET OB/XF VALUE	26,247
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	840,085
SOH/AGL Deduction	0
ASSESSED VALUE	840,085
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	840,085
TOTAL JUST VALUE	840,085
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	537,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530659	CO ISSUED	0	05/09/2016
B1530659	NEW CONSTR	390,269	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1476	7/17/2022	WD	Q	I	01	1,100,000
GRANTOR: ABUCEWICZ VINCENT & E						
GRANTEE: DEMENNA WILLIAM G &						
2045/1791	5/13/2016	WD	Q	I	01	465,800
GRANTOR: AMELIA NATIONAL CONS						
GRANTEE: ABUCEWICZ VINCENT &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] U3 L3 FSP=[YR=2016] N6 W49 S7 E9 D3 R4 S6 E23 N7 U3 R3 E10 $ W10 D3 L3 S7 W23N6 U3 L4 W9 N7 W13 S58 FGR=[YR=2016] S30 E23 N30 W23$ E23 N4 E8 FOP=[YR=2016] S1 E9 N5 W7 S4 W2$ E2 N4 E7 S8 D3 R7 R6 U3 N5 E4 S2 E8 N46$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	98	3,430	
2	0855	CONC PAVER	0	0	0	0	1,709.00	SF	10.00	10.00	100	2016	2016	3	97	16,577	
3	0855	CONC PAVER	0	0	52	12	624.00	SF	10.00	10.00	100	2021	2021	3	100	6,240	

LAND DESCRIPTION

TOTAL OB/XF 26,247

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 11/30/2022 BY DJA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS