LOT 240
AMELIA NATIONAL #1B PB 7/191

BARCLAY ROBERT GORDON & DEBORAH ELAINE L/E/
95460 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0240-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

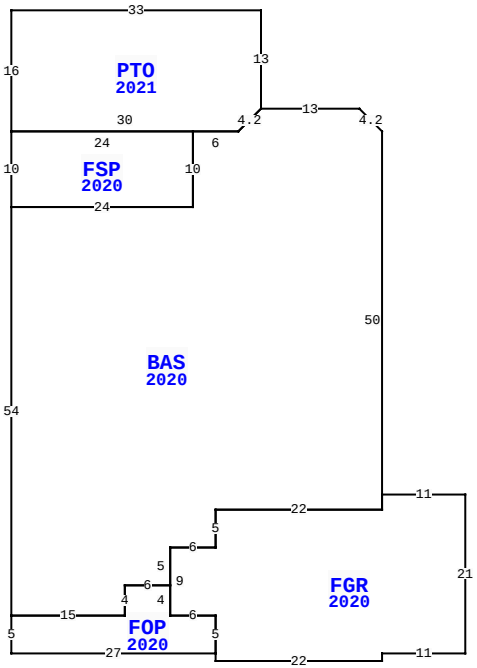
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,558	100	2,558	416,931
FGR	725	55	399	65,033
FOP	159	30	48	7,824
FSP	240	40	96	15,647
PTO	524	5	26	4,238
TOTALS	4,206		3,127	509,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,127	114.9540	163.81	512,234	2020	2020	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2021 Heated Area: 2558 HX Base Yr 2021



95460 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		509,673
TOTAL MARKET OB/XF VALUE		19,260
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		643,933
SOH/AGL Deduction		199,042
ASSESSED VALUE		444,891
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		389,891
TOTAL JUST VALUE		643,933
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		551,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2012556	SCRN ENCLSRE	20,000	12/15/2020
C2002885	CO ISSUED	0	10/20/2020
B2002885	NEW CONSTR	358,046	04/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2635/420	4/24/2023	LE	U	I	11	100
GRANTOR: BARCLAY ROBERT GORDON						
GRANTEE: REED JOSHUA KEMPER						
2635/418	4/24/2023	WD	Q	I	01	890,000
GRANTOR: HALTIWANGER FREDERICK						
GRANTEE: BARCLAY ROBERT GORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] U3 L3 W13 PTO=[YR=2021] N13 W33 S16 E30 U3 R3 $ D3 L3 W6 FSP=[YR=2020] W24 S10 E24 N10$ S10 W24 S54 FOP=[YR=2020] S5 E27 FGR=[YR=2020] S1 E22 N1 E11 N21 W11S2 W22 S5 W6 S9 E6 S5$ N5 W6 N4 W6 S4 W15$ E15 N4 E6 N5 E6 N5 E22 N50$.

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	0855	CONC PAVER	0	100	17	3	51.00	SF	10.00	10.00	100	2020	2020	3	99	505	
2	0855	CONC PAVER	0	100	0	0	996.00	SF	10.00	10.00	100	2020	2020	3	99	9,860	
3	0911	SCRN RM A	0	100	0	0	524.00	SF	17.50	17.50	100	2021	2021	3	97	8,895	

LAND DESCRIPTION

TOTAL OB/XF 19,260

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	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