LOT 246
IN OR 2444/1426
AMELIA NATIONAL #1B PB 7/191

CORMIER BARTON N & DONNA M
95534 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0246-0000

BUILDING CHARACTERISTICS

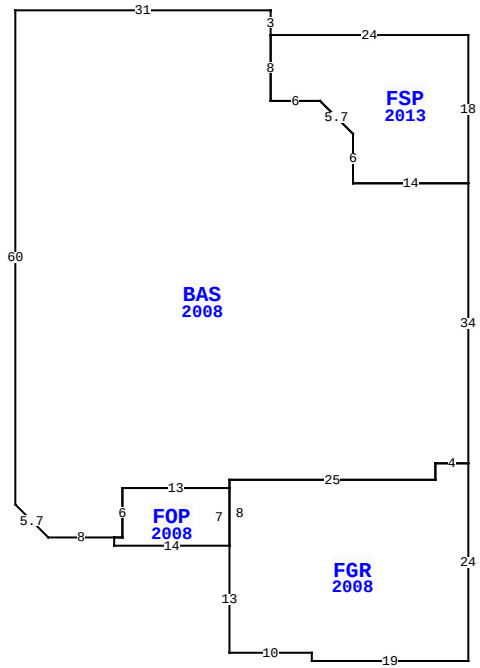
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,811	100	2,811	396,866
FGR	636	55	350	49,415
FOP	92	30	28	3,953
FSP	340	40	136	19,201
TOTALS	3,879		3,325	469,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,325	106.5360	151.81	504,768	2008	2008	0	0	0	7.00	93.00

1 SFR CUST – 100% - 2009 Heated Area: 2811 HX Base Yr 2009



BLD DATE	01/09/2009	RK	LGL DATE	
XF DATE			LAND DATE	06/12/2023 MLU
INC DATE			AG DATE	

95534 AMELIA NATIONAL PKWY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		469,434
TOTAL MARKET OB/XF VALUE		8,631
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		593,065
SOH/AGL Deduction		339,181
ASSESSED VALUE		253,884
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		203,884
TOTAL JUST VALUE		593,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		484,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20866	ELEC OTHER	2,000	06/01/2008
M13842	MECH OTHER	0	05/01/2008
C21308	CO ISSUED	0	04/01/2008
P13173	OTHER	0	04/01/2008
R11187	REPAIR/RRF	5,000	04/01/2008
B21308	NEW CONSTR	256,674	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2444/1426	3/18/2021	WD	U	I	11	100
GRANTOR: CORMIER BARTON N & DO						
GRANTEE: CORMIER BARTON N &						
2119/0631	5/04/2017	LE	U	I	11	100
GRANTOR: CORMIER BARTON N & DO						
GRANTEE: CORMIER DONNA M						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W24 BAS=[YR=2008] N3 W31 S60 D4 R4 E8
FOP=[YR=2008] S1 E14 FGR=[YR=2008] S13 E10 S1 E19 N24 W4 S2 W25 S8 $ N7 W13 S6 W1 $ E1 N6 E13 N1 E25 N2 E4 N34 W14 N6 U4 L4 W6 N8 $ S8 E6 D4 R4 S6 E14 N18 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255	
2	0812	CONCRETE C	0	100	0	0	1,357.00	SF	4.00	4.00	100	2008	2008	3	90	4,885	
3	0810	CONCRETE A	0	100	0	0	84.00	SF	6.50	6.50	100	2008	2008	3	90	491	

LAND DESCRIPTION

TOTAL OB/XF 8,631

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	000135	C	SFR CNSVTN	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 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