LOT 247
AMELIA NATIONAL #1B PB 7/191

MOORE CHESTER W & SANDRA L
95542 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0247-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

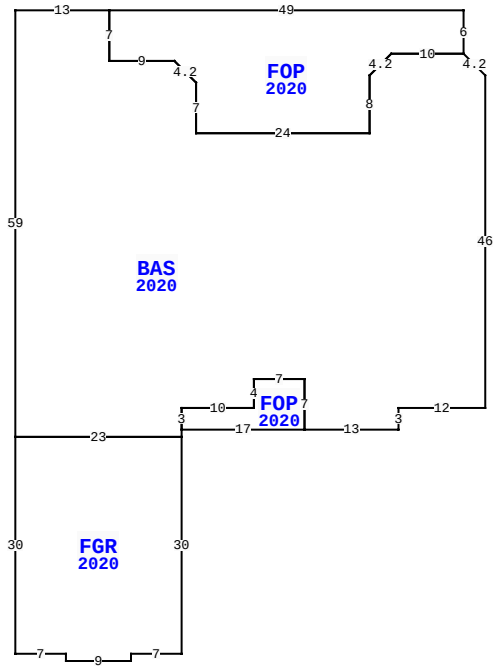
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	3,077	100	3,077	453,119
FGR	699	55	384	56,548
FOP	79	30	24	3,534
FOP	579	30	174	25,623
TOTALS	4,434		3,659	538,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,659	103.8600	148.00	541,532	2020	2020	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2021 Heated Area: 3077 HX Base Yr 2021



95542 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		538,824
TOTAL MARKET OB/XF VALUE		101,635
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		755,459
SOH/AGL Deduction		273,586
ASSESSED VALUE		481,873
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		431,873
TOTAL JUST VALUE		755,459
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		612,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2008275	SCRN ENCLSR	17,000	10/01/2020
B2005080	SWIM POOL	45,000	08/01/2020
C1911328	CO ISSUED	0	05/15/2020
B1911328	NEW CONSTR	425,393	10/29/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2363/1974	5/26/2020	WD	Q	I	01	540,100
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: MOORE CHESTER W & S						
1599/0347	12/22/2008	WD	U	V	19	100
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: ICI JACKSONVILLE RE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W49 BAS=[YR=2020] W13 S59 FGR=[YR=2020] S30 E7 S1 E9 N1 E7 N30 W23$ E23 N1 FOP=[YR=2020] E17 N7 W7 S4 W10 S3$ N3 E10 N4 E7 S7 E13 N3 E12 N46 U3 L3 W10 D3 L3 S8 W24 N7 U3 L3 W9 N7$ S7 E9 D3 R3 S7 E24 N8 U3 R3 E10 N6$.

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	2020	2020	3	99	3,465	
2	0812	CONCRETE C	0	100	0	0	1,715.00	SF	4.00	4.00	100	2020	2020	3	99	6,791	
3	0911	SCRN RM A	0	100	49	28	1,372.00	SF	17.50	17.50	100	2020	2020	3	93	22,329	
4	0861	POOL GUNIT	0	100	38	15	570.00	SF	85.00	85.00	100	2020	2020	3	95	46,028	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	93	1,860	
6	0857	SANDSTONE	0	100	0	0	1,032.00	SF	16.00	16.00	100	2020	2020	3	100	16,512	
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	93	4,650	

LAND DESCRIPTION

TOTAL OB/XF 101,635

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 03/11/2021 BY KW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS