



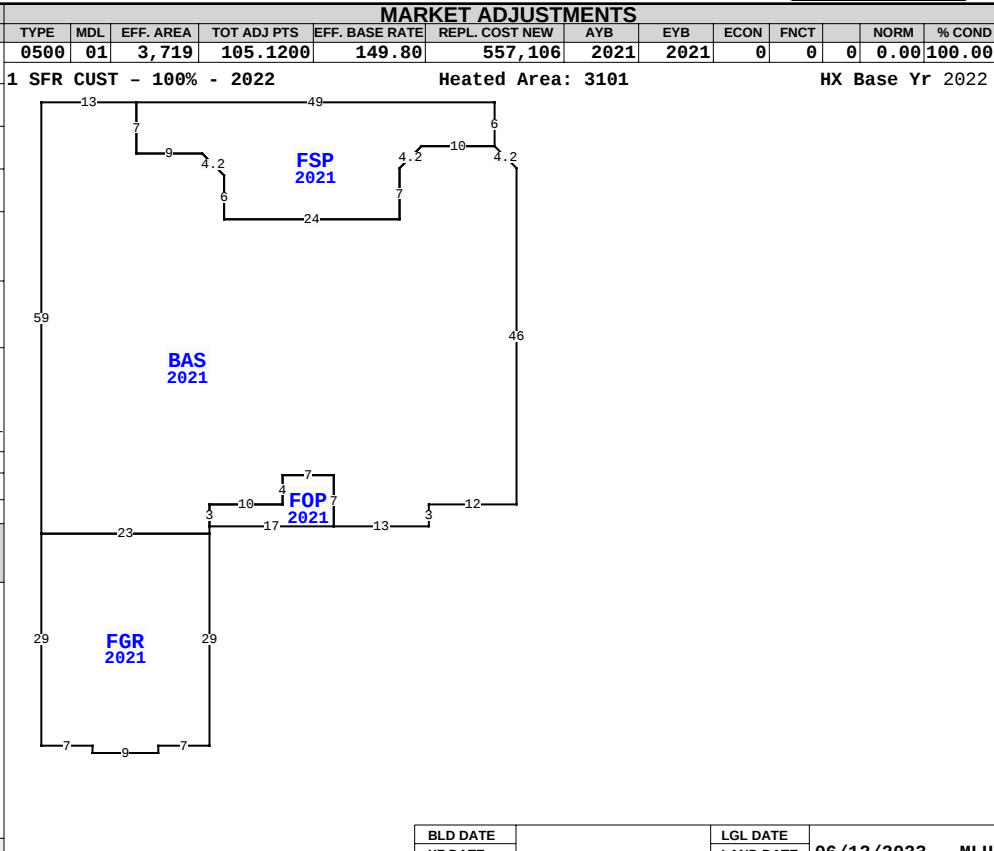
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	3,101	100	3,101	464,530
FGR	676	55	372	55,726
FOP	79	30	24	3,595
FSP	555	40	222	33,256
TOTALS	4,411		3,719	557,106

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021
2	0855	CONC PAVER	0 100	0	0	1,654.00	SF	10.00	10.00	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	



95572 AMELIA NATIONAL PKWY, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/12/2023 MLU											

TOTAL OB/XF											
18,540											
TOTAL ADJ											
1.00											
1.00											
1.00											
115,000.00											
115,000.00											
115,000											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
4											
VALUATION BY											
STANDARD											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
557,106											
TOTAL MARKET OB/XF VALUE											
18,540											
TOTAL LAND VALUE - MARKET											
115,000											
TOTAL MARKET VALUE											
690,646											
SOH/AGL Deduction											
337,023											
ASSESSED VALUE											
353,623											
TOTAL EXEMPTION VALUE											
HX HB VX											
55,000											
BASE TAXABLE VALUE											
298,623											
TOTAL JUST VALUE											
690,646											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
614,578											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2009905	CO ISSUED	0	06/25/2021
B2009905	NEW CONSTR	424,282	10/19/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2475/1876	6/30/2021	WD	Q	I	02	650,200	
GRANTOR: FF FLORIDA RESIDENTIA							
GRANTEE: GRESIK JUDITH MARY							
2085/1915	8/29/2016	WD	U	V	11	100	
GRANTOR: FF FLORIDA SOUTHERN H							
GRANTEE: FF FLORIDA RESIDENT							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] U3 L3 FSP=[YR=2021] N6 W49 S7 E9 D3 R3 S6											
E24 N7 U3 R3 E10\$ W10 D3 L3 S7 W24 N6 U3 L3 W9 N7 W13											
S59 FGR=[YR=2021] S29 E7 S1 E9 N1 E7 N29 W23\$ E23 N1											
FOP=[YR=2021] E17 N7 W7 S4 W10 S3\$ N3 E10 N4 E7 S7 E13 N3 E12											
N46 \$.											