



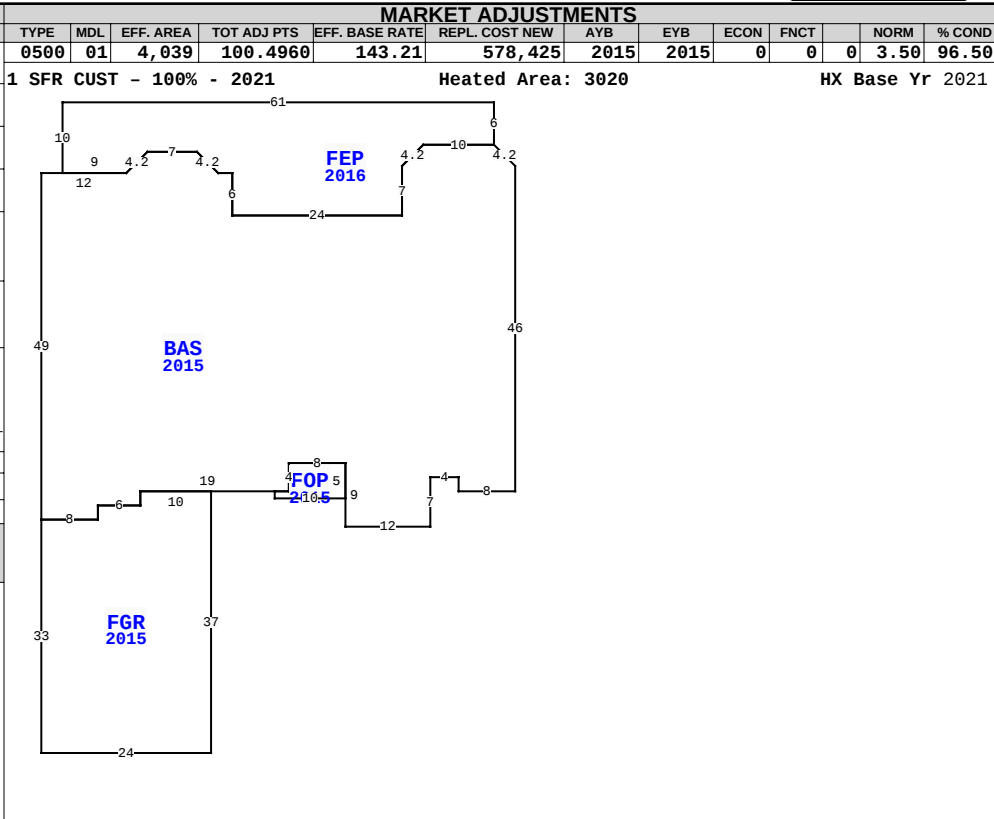
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	3,020	100	3,020	417,357
FEP	677	80	542	74,903
FGR	844	55	464	64,123
FOP	42	30	13	1,797

TOTALS	4,583		4,039	558,180
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	0	0	1,976.00	SF	7.00



95578 AMELIA NATIONAL PKWY, FERNANDINA BEACH	BLD DATE	LGL DATE	06/12/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	
2	0855	CONC PAVER	0	100	0	0	1,976.00	SF	7.00	7.00	100	2015	2015	3	96	13,279	

LAND DESCRIPTION										TOTAL OB/XF										16,674	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
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	1				
REVIEW DATE		11/30/2022		BY		DJA		Total Acres: 0.00		Total Land Value: 115,000				Market: 0		Agricultural: 0					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		558,180	
TOTAL MARKET OB/XF VALUE		16,674	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		689,854	
SOH/AGL Deduction		156,909	
ASSESSED VALUE		532,945	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		482,945	
TOTAL JUST VALUE		689,854	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		661,760	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631894	SUNROOM	25,555	03/07/2016
B1530239	CO ISSUED	0	09/21/2015
B1530239	NEW CONSTR	394,548	04/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2556/0351	4/18/2022	QC	U	I	11	100
GRANTOR:HEBRON RONALD & ROSSA						
GRANTEE:HEBRON JACLYN JAY &						
2402/0124	10/24/2020	WD	Q	I	02	640,000
GRANTOR:GANNAWAY LIVING TRUST						
GRANTEE:HEBRON RONALD & ROS						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2015] U3 L3 FEP=[YR=2016] N6 W61 S10 E9 U3 R3 E7 D3 R3 E2 S6 E24 N7 U3 R3 E10\$ W10 D3 L3 S7 W24 N6 W2 U3 L3 W7 D3 L3 W12 S49 FGR=[YR=2015] S33 E24 N37 W10 S2 W6 S2 W8\$ E8 N2 E6 N2 E19 FOP=[YR=2015] S1 E10 N5 W8 S4 W2 \$ E2 N4 E8 S9 E12 N7 E4 S2 E8 N46\$.									