



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 Floop	11 CLAY TILE 100
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

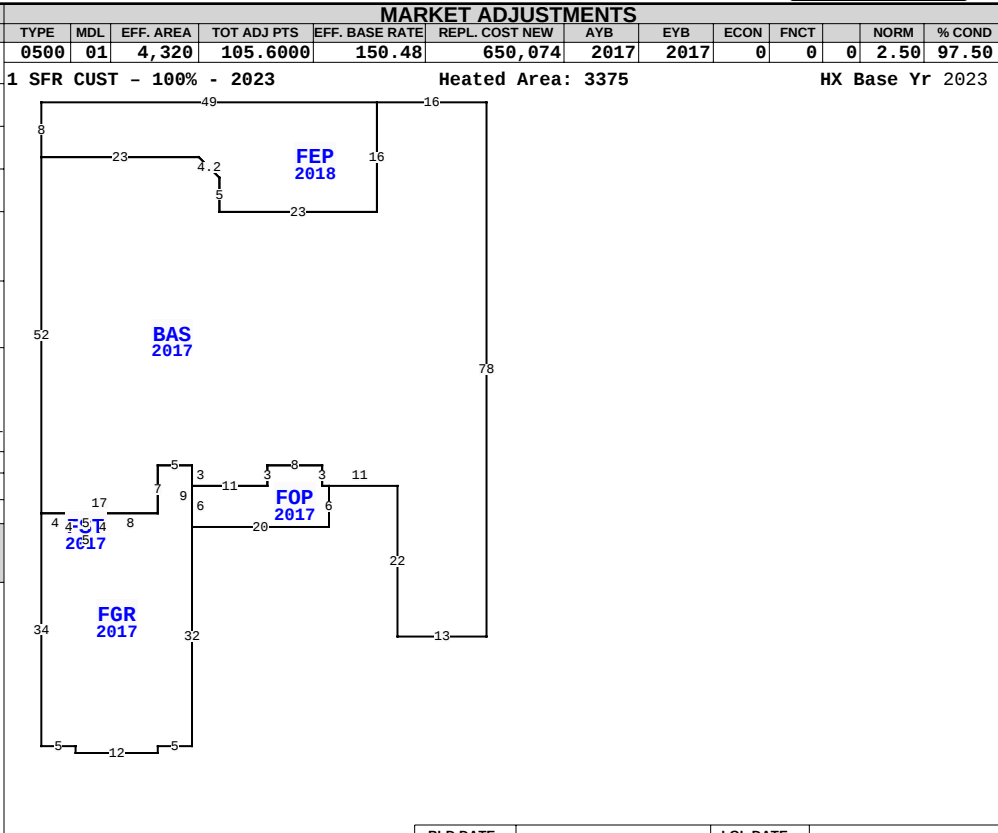
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,375	100	3,375	495,173
FEP	581	80	465	68,224
FGR	775	55	426	62,501
FOP	144	30	43	6,309
FST	20	55	11	1,614
TOTALS	4,895		4,320	633,822

EXTRA FEATURES	
L N	OB/XF CODE
1	0855 CONC PAVER

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	0	0		10.00	10.00	100	2017	2017	3	97	14,405	

LAND DESCRIPTION	
L N	USE CODE
1	000134 C



95584 AMELIA NATIONAL PKWY, FERNANDINA BEACH	BLD DATE	LGL DATE	06/12/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF	
14,405	

TOTAL OB/XF	
14,405	

NASSAU COUNTY PROPERTY	
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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	633,822
TOTAL MARKET OB/XF VALUE	14,405
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	763,227
SOH/AGL Deduction	0
ASSESSED VALUE	763,227
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	713,227
TOTAL JUST VALUE	763,227
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	627,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801665	REMODEL	22,500	04/01/2018
C1706640	CO ISSUED	0	12/01/2017
B1706640	NEW CONSTR	434,444	07/25/2017

SALES DATA	
OFF RECORD Number	DATE
2496/1805	9/15/2021
TYPE INST	Q U
WD	Q
V I	I
RSN CD	01
SALE PRICE	824,500
GRANTOR: TAVANA GAIL A & MANOU	
GRANTEE: DUMAS - HERNANDEZ LAU	
2165/1663	12/19/2017
WD	Q
I	I
01	
501,500	
GRANTOR: FF FLORIDA RESIDENTIA	
GRANTEE: TAVANA GAIL A & MAN	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2017] W16 FEP=[YR=2018] W49 S8 E23 D3 R3 S5 E23 N16\$ S16 W23 N5 L3 U3 W23 S52 FGR=[YR=2017] S34 E5 S1 E12 N1 E5 N32 FOP=[YR=2017] E20 N6 W1 N3 W8 S3 W11 S6\$ N9 W5 S7 W8 FST=[YR=2017] W5 S4 E5 N4\$ S4 W5 N4 W4\$ E17 N7 E5 S3 E11 N3 E8 S3 E11 S22 E13 N78\$.	