LOT 287
AMELIA NATIONAL #1B PB 7/191

VARANE KENNETH E/TOMEZYK KIM T N
95602 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0287-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 100
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

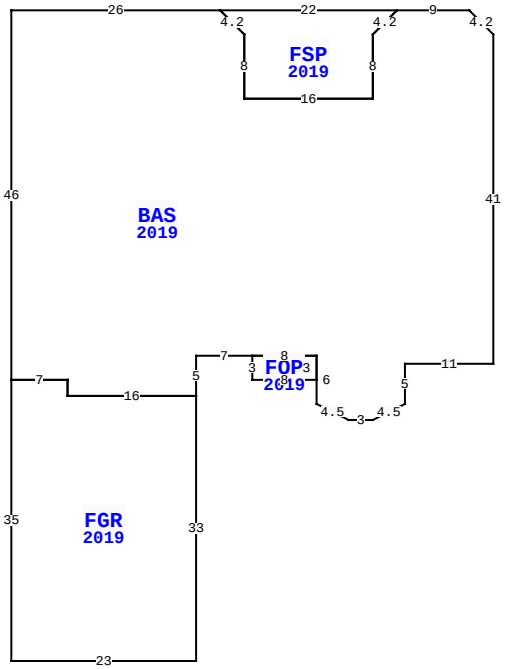
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,583	100	2,583	413,594
FGR	773	55	425	68,052
FOP	24	30	7	1,121
FSP	185	40	74	11,849
TOTALS	3,565		3,089	494,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,089	114.0800	162.56	502,148	2019	2019	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2021 Heated Area: 2583 HX Base Yr 2021



95602 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		494,616
TOTAL MARKET OB/XF VALUE		27,864
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		637,480
SOH/AGL Deduction		198,048
ASSESSED VALUE		439,432
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		389,432
TOTAL JUST VALUE		637,480
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		542,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909472	CO ISSUED	0	07/26/2019
B1909472	NEW CONSTR	354,459	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2294/1834	7/30/2019	WD	Q	I	01	476,800
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: VARANE KENNETH E &						
1599/0347	12/22/2008	WD	U	V	19	100
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: ICI JACKSONVILLE RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W9 FSP=[YR=2019] W22 D3 R3 S8 E16 N8 U3 R3 $ L3 D3 S8 W16 N8 U3 L3 W26 S46 FGR=[YR=2019] S35 E23 N33 W16 N2 W7$ E7 S2 E16 N5 E7 FOP=[YR=2019] S3 E8 N3 W8$ E8 S6 D2 R4 E3 U2 R4 N5 E11 N41$.

EXTRA FEATURES

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	2019	2019	3	99	3,465	
2	0855	CONC PAVER	0	100	0	0	36.00	SF	10.00	10.00	100	2019	2019	3	99	356	
3	0855	CONC PAVER	0	100	0	0	1,974.00	SF	10.00	10.00	100	2019	2019	3	99	19,543	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	90	4,500	

LAND DESCRIPTION

TOTAL OB/XF 27,864

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	115,000							

REVIEW DATE 11/13/2019 BY KW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS