



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 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
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NEIGHBORHOOD/LOC	4042.00
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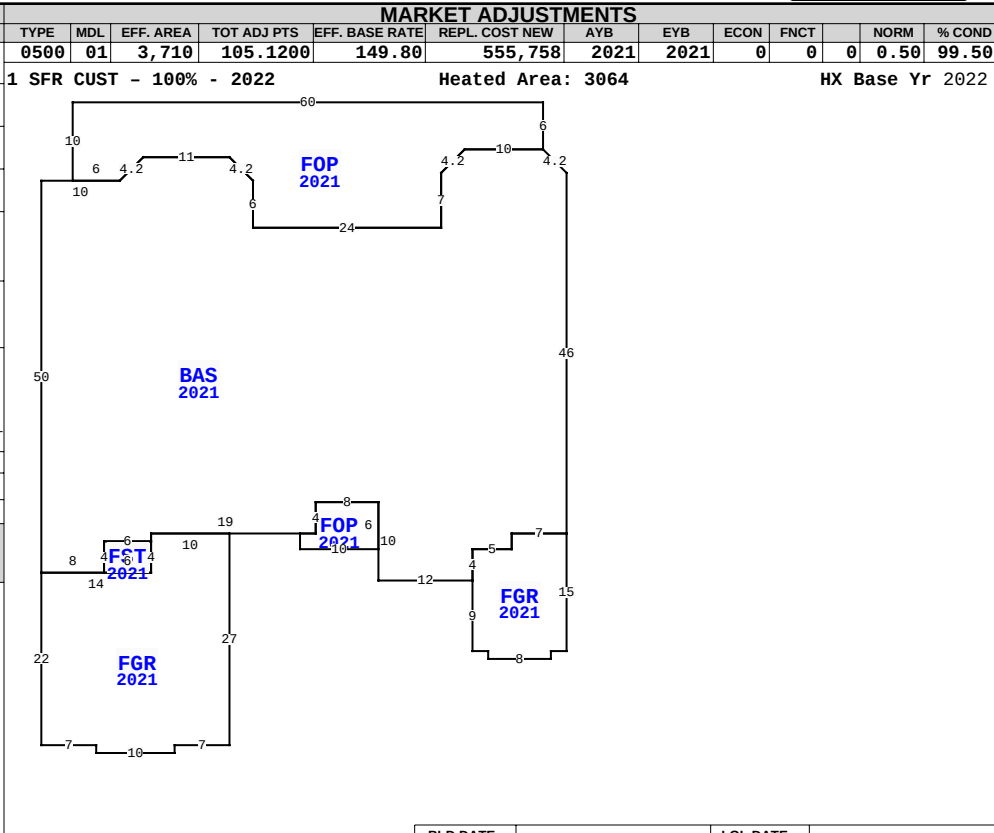
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,064	100	3,064	456,692
FGR	178	55	98	14,607
FGR	588	55	323	48,143
FOP	52	30	16	2,385
FOP	655	30	196	29,214
FST	24	55	13	1,937

TOTALS	4,561		3,710	552,979
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EXTRA FEATURES	
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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	2021	2021	3	100	3,500	
2	0855	CONC PAVER	0 100	0	0	1,377.00	SF	10.00	10.00	100	2021	2021	3	100	13,770	
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2021	2021	3	97	4,850	
4	0911	SCRN RM A	0 100	0	0	1,220.00	SF	17.50	17.50	100	2021	2021	3	97	20,710	
5	0861	POOL GUNIT	0 100	0	0	334.00	SF	85.00	85.00	100	2021	2021	3	98	27,822	
6	0855	CONC PAVER	0 100	0	0	866.00	SF	10.00	10.00	100	2021	2021	3	100	8,660	
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940	

LAND DESCRIPTION	
L N	USE CODE
1	000134



95608 AMELIA NATIONAL PKWY, FERNANDINA BEACH
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			06/12/2023		MLU

TOTAL OB/XF										81,252		
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
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	1

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			552,979
TOTAL MARKET OB/XF VALUE			81,252
TOTAL LAND VALUE - MARKET			115,000
TOTAL MARKET VALUE			749,231
SOH/AGL Deduction			134,410
ASSESSED VALUE			614,821
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			564,821
TOTAL JUST VALUE			749,231
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			653,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010260	CO ISSUED	0	06/22/2021
B2106532	SCRN ENCL	8,340	05/20/2021
B2102556	SWIM POOL	70,690	03/03/2021
B2010260	NEW CONSTR	430,275	10/26/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2474/1270	6/25/2021	WD	Q	I	01	710,400	
GRANTOR: FF FLORIDA RESIDENTIA							
GRANTEE: POMPA CARMELLA L &							
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 FOP=[YR=2021] N6 W60 S10 E6 U3 R3 E11 D3 R3 S6 E24 N7 U3 R3 E10\$ W10 D3 L3 S7 W24 N6 U3 L3 W11 D3 L3 W10 S50 FGR=[YR=2021] S22 E7 S1 E10 N1 E7 N27 W10 S1 FST=[YR=2021] W6 S4 E6 N4\$ S4 W14\$ E8 N4 E6 N1 E19 FOP=[YR=2021] S2 E10 N6 W8 S4 W2\$ E2 N4 E8 S10 E12 FGR=[YR=2021] S9 E2 S1 E8 N1 E2 N15 W7 S2 W5 S4\$ N4 E5 N2 E7 N46\$.	