LOT 289
AMELIA NATIONAL #1B PB 7/191

MAURER KENNETH & CHERYL
95616 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

**2023**

**26-2N-28-006A-0289-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

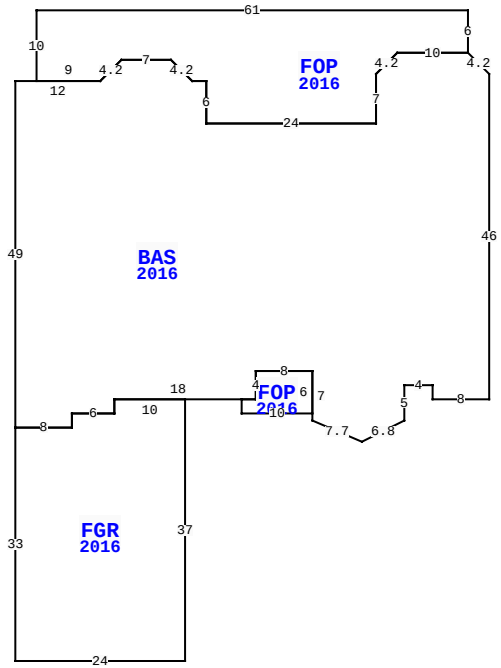
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 05 | Quality Level 05 |
| 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 | 3,019 | 100 | 3,019 | 465,391 |
| FGR | 844 | 55 | 464 | 71,527 |
| FOP | 52 | 30 | 16 | 2,467 |
| FOP | 677 | 30 | 203 | 31,293 |
| TOTALS | 4,592 | | 3,702 | 570,678 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,702 | 110.3850 | 157.30 | 582,325 | 2016 | 2018 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SFR CUST – 100% - 2021 Heated Area: 3019 HX Base Yr 2021




95616 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 | | 570,678 |
| TOTAL MARKET OB/XF VALUE | | 88,492 |
| TOTAL LAND VALUE - MARKET | | 115,000 |
| TOTAL MARKET VALUE | | 774,170 |
| SOH/AGL Deduction | | 238,087 |
| ASSESSED VALUE | | 536,083 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 486,083 |
| TOTAL JUST VALUE | | 774,170 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 654,996 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17001219 | SCRN ENCLSRE | 34,819 | 02/16/2017 |
| B1633134 | SWIM POOL | 35,000 | 09/01/2016 |
| B1531380 | CO ISSUED | 0 | 04/04/2016 |
| B1531380 | NEW CONSTR | 0 | 11/05/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2362/1451 | 5/21/2020 | WD | Q | I | 02 | 702,000 |
| GRANTOR: DUFF SUSAN JENNIFER & | | | | | | |
| GRANTEE: MAURER KENNETH & CH | | | | | | |
| 2044/0528 | 5/05/2016 | WD | Q | I | 01 | 457,200 |
| GRANTOR: ICI JACKSONVILLE RESI | | | | | | |
| GRANTEE: DUFF SUSAN JENNIFER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] U3 L3 FOP=[YR=2016] N6 W61 S10 E9 U3 R3 E7 D3 R3 E2 S6 E24 N7 U3 R3 E10$ W10 L3 D3 S7 W24 N6 W2 U3 L3 W7 D3 L3 W12 S49 FGR=[YR=2016] S33 E24 N37 W10 S2 W6 S2 W8$ E8 N2 E6 N2 E18 FOP=[YR=2016] S2 E10 N6 W8 S4 W2$ E2 N4 E8 S7 D3 R7 R6 U3 N5 E4 S2 E8 N46$ .

## EXTRA FEATURES

| LN | 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 | 2016 | 2016 | 3 | 98 | 3,430 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,992.00 | SF | 10.00 | 10.00 | 100 | 2016 | 2016 | 3 | 97 | 19,322 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,182.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 97 | 11,465 | |
| 4 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 404.00 | SF | 85.00 | 85.00 | 100 | 2017 | 2017 | 3 | 87 | 29,876 | |
| 5 | 0871 | POOL HTR R | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2017 | 2017 | 3 | 82 | 1,640 | |
| 6 | 0911 | SCRN RM A | 0 | 100 | 61 | 26 | 1,586.00 | SF | 17.50 | 17.50 | 100 | 2017 | 2017 | 3 | 82 | 22,759 | |

## LAND DESCRIPTION

TOTAL OB/XF 88,492

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS