LOT 324
AMELIA NATIONAL #1B PB 7/191

TITONE CHARLES A & MARYANN
95621 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0324-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 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	03	Quality Level 03

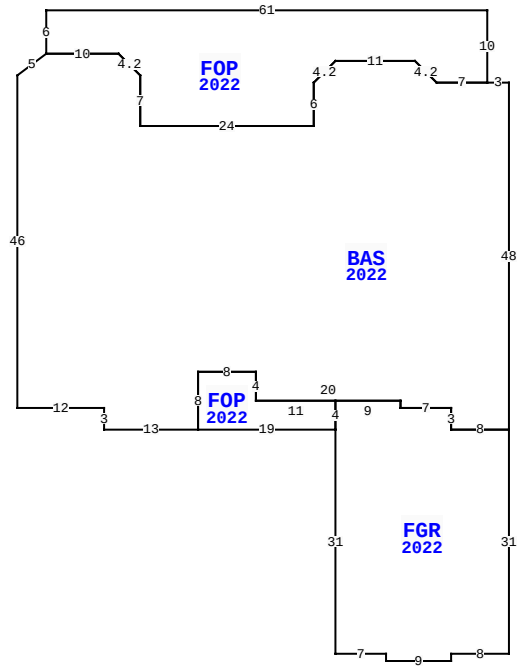
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,019	100	3,019	439,446
FGR	810	55	446	64,920
FOP	108	30	32	4,658
FOP	665	30	200	29,112
TOTALS	4,602		3,697	538,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,697	102.1500	145.56	538,135	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2023 Heated Area: 3019 HX Base Yr 2023



95621 AMELIA NATIONAL PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		538,135
TOTAL MARKET OB/XF VALUE		22,217
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		675,352
SOH/AGL Deduction		0
ASSESSED VALUE		675,352
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		625,352
TOTAL JUST VALUE		675,352
NCON VALUE		560,352
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105342	NEW CONSTR	455,467	04/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2562/0205	5/06/2022	SW	Q	I	01	675,200
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: TITONE CHARLES A &						
1599/0347	12/22/2008	WD	U	V	19	100
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: ICI JACKSONVILLE RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W3 FOP=[YR=2022] N10W61 S6 E10 D3 R3 S7 E24 N6 U3 R3 E11 D3 R3 E7$ W7 U3 L3 W11 D3 L3 S6 W24 N7 U3 L3 W10 D3 L4 S46 E12 S3 E13 FOP=[YR=2022] E19 FGR=[YR=2022] S31 E7 S1 E9 N1 E8 N31 W8 N3 W7 N1 W9 S4$ N4 W11 N4 W8 S8$ N8 E8 S4 E20 S1 E7 S3 E8 N48$.

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	0811	CONCRETE B	0	100	0	0	1,811.00	SF	5.20	5.20	100	2022	2022	3	100	9,417	
2	0462	ST/AL FNC	0	100	0	0	1,080.00	SF	10.00	10.00	100	2022	2022	3	100	10,800	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 22,217

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	000140	C	SFR GOLF A	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 11/04/2022 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS