LOT 329
AMELIA NATIONAL #1B PB 7/191

SUTTON KENNETH MILLER & RENE' GASQUE
455 AVERY CREEK ROAD
ARDEN, NC 28704

2023

26-2N-28-006A-0329-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

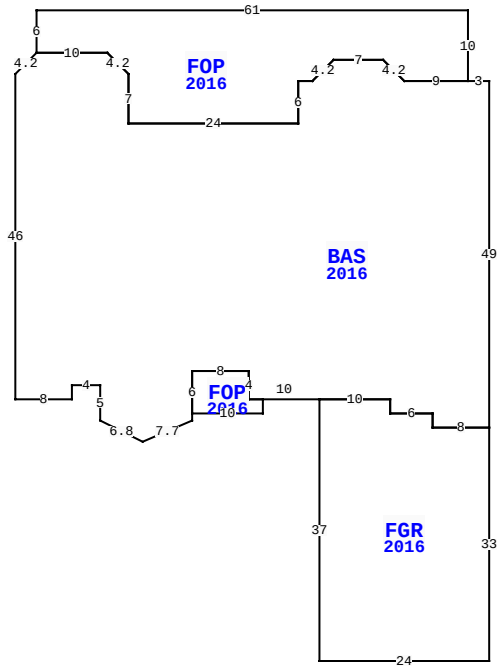
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	555,201
FGR	844	55	464	85,331
FOP	52	30	16	2,942
FOP	677	30	203	37,332
TOTALS	4,592		3,702	680,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,702	133.0452	189.59	701,862	2016	2016	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2017 Heated Area: 3019 HX Base Yr 2017



95593 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		680,806
TOTAL MARKET OB/XF VALUE		91,865
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		887,671
SOH/AGL Deduction		291,376
ASSESSED VALUE		596,295
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		546,295
TOTAL JUST VALUE		887,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		768,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632543	CO ISSUED	0	12/06/2016
B1633263	SCRNENCL	33,480	10/01/2016
B1632721	SWIM POOL	43,400	07/01/2016
B1632543	NEW CONSTR	396,131	06/20/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2654/1167	7/18/2023	WD	Q	I	01	1,172,500
GRANTOR: RADOYCIS JEFFREY PATR						
GRANTEE: SUTTON KENNETH MILL						
2088/1078	12/09/2016	WD	Q	I	01	658,600
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: RADOYCIS JEFFREY PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W3 FOP=[YR=2016] N10 W61 S6 E10 D3 R3 S7 E24 N6 E2 R3 U3 E7 D3 R3 E9$ W9 U3 L3 W7 D3 L3 W2 S6 W24 N7 L3 U3 W10 L3 D3 S46 E8 N2 E4 S5 D3 R6 R7 U3 N1 FOP=[YR=2016] E10 N2 W2 N4 W8 S6$ N6 E8 S4 E10 FGR=[YR=2016] S37 E24 N33 W8 N2 W6 N2 W10$ E10 S2 E6 S2 E8 N49$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0	1,869.00	SF	10.00	10.00	100	2016	2016	3	97	18,129	
3	0855	CONC PAVER	0	100	0	0	1,268.00	SF	10.00	10.00	100	2016	2016	3	97	12,300	
4	0861	POOL GUNIT	0	100	0	0	428.00	SF	85.00	85.00	100	2016	2016	3	84	30,559	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	78	1,560	
6	0911	SCRN RM A	0	100	61	27	1,647.00	SF	17.50	17.50	100	2016	2016	3	78	22,482	
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	6,250.00	6,250.00	100	2016	2016	3	78	4,875	

LAND DESCRIPTION

TOTAL OB/XF 91,865

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 07/23/2020 BY KWA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS