

LOT 330
IN OR 2111/106
AMELIA NATIONAL #1B PB 7/191

MCMANN PATRICK N & SHARON A
95587 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0330-0000



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 60
Interior Floo	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

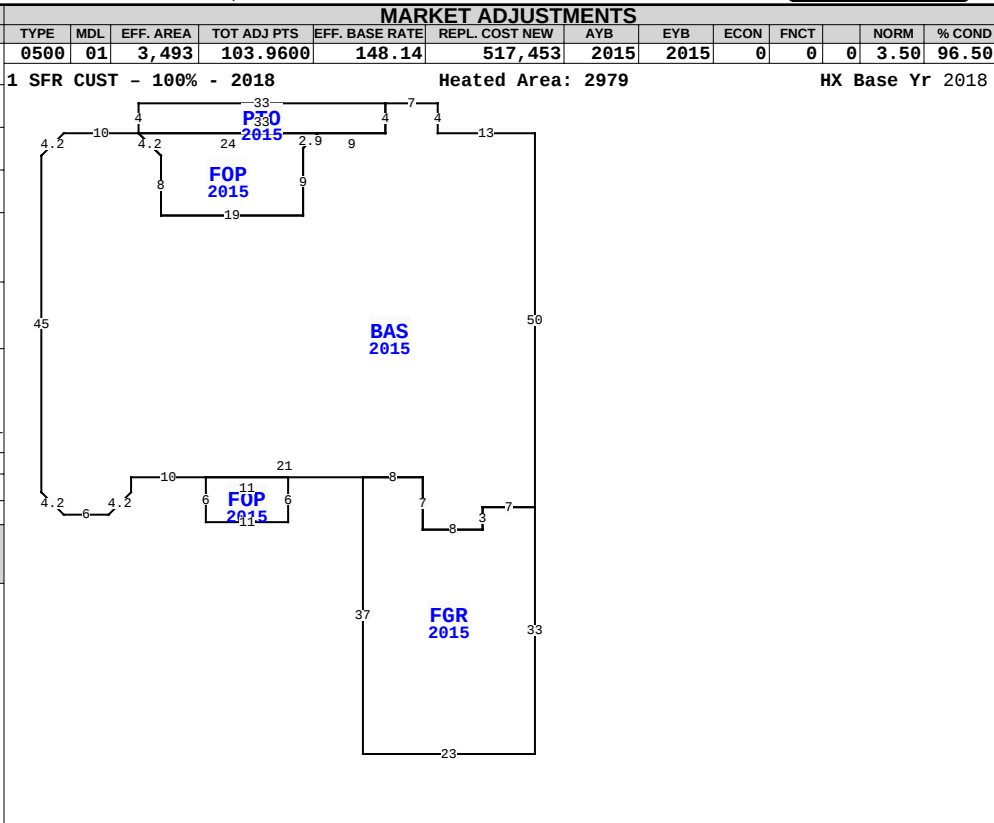
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,979	100	2,979	425,863
FGR	767	55	422	60,327
FOP	66	30	20	2,859
FOP	216	30	65	9,292
PTO	132	5	7	1,001

TOTALS	4,160		3,493	499,342
--------	-------	--	-------	---------

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	0	1,825.00	SF	5.20	5.20
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00
3	0462	ST/AL FNC	0	100	230	0	920.00	SF	10.00	10.00
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT



95587 AMELIA NATIONAL PKWY, FERNANDINA BEACH, FL 32034

TOTAL OB/XF										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	0	1,825.00	SF	5.20	5.20
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00
3	0462	ST/AL FNC	0	100	230	0	920.00	SF	10.00	10.00
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00

TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT

NASSAU COUNTY PROPERTY										
VALUATION SUMMARY										
VALUATION BY	STANDARD									
Tax Group: 4	Tax Dist:									
BUILDING MARKET VALUE	499,342									
TOTAL MARKET OB/XF VALUE	19,900									
TOTAL LAND VALUE - MARKET	115,000									
TOTAL MARKET VALUE	634,242									
SOH/AGL Deduction	259,131									
ASSESSED VALUE	375,111									
TOTAL EXEMPTION VALUE	HX HB 50,000									
BASE TAXABLE VALUE	325,111									
TOTAL JUST VALUE	634,242									
NCON VALUE	0									
INCOME VALUE										
PREVIOUS YEAR MKT VALUE	539,249									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529994	CO ISSUED	0	08/12/2015
B1529994	NEW CONSTR	372,664	02/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2111/0106	3/31/2017	WD	Q	I	01	414,000
GRANTOR: GILBERTSEN MICHAEL J						
GRANTEE: MCMANN PATRICK N &						
1997/1775	8/13/2015	WD	Q	I	01	396,400
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: GILBERTSEN MICHAEL						

BUILDING NOTES										
----------------	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS										
BAS=[YR=2015] W13 N4 W7 PTO=[YR=2015] W33 S4 E33 N4\$ S4 W9 FOP=[YR=2015] W24 D3 R3 S8 E19 N9 U2 R2 \$ L2 D2 S9 W19 N8 L3 U3 W10 D3 L3 S45 D3 R3 E6 U3 R3 N2 E10 FOP=[YR=2015] S6 E11 N6 W11\$ E21 FGR=[YR=2015] S37 E23 N33 W7 S3 W8 N7 W8\$ E8 S7 E8 N3 E7 N50\$.										