



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAL	136	15	20	2,717
BAS	2,926	100	2,926	397,430
FGR	789	55	434	58,949
FOP	126	30	38	5,162
FOP	160	30	48	6,519
FOP	441	30	132	17,929
FOP	136	30	41	5,569
FST	18	55	10	1,358
FUS	555	100	555	75,384
PTO	18	5	1	136
TOTALS	5,305		4,205	571,152

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0855	CONC PAVER
3	0861	POOL GUNIT
4	0911	SCRN RM A
5	0845	KOOL DECK
6	0877	JACUZZI
7	0871	POOL HTR R

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,205	103.0480	146.84	617,462	2007	2007	0	0	7.50	92.50
1 SFR CUST - 100% - 2009 Heated Area: 3481 HX Base Yr 2009											
BLD DATE 06/12/2023 MLU											

95537 AMELIA NATIONAL PKWY, FERNANDINA BEACH											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007
2	0855	CONC PAVER	0 100	0	0	1,592.00	SF	10.00	10.00	100	2007
3	0861	POOL GUNIT	0 100	0	0	378.00	SF	85.00	85.00	100	2008
4	0911	SCRN RM A	0 100	0	0	2,144.00	SF	21.88	21.88	100	2008
5	0845	KOOL DECK	0 100	0	0	1,766.00	SF	7.25	7.25	100	2008
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2008
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2008

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		571,152	
TOTAL MARKET OB/XF VALUE		66,865	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		753,017	
SOH/AGL Deduction		368,784	
ASSESSED VALUE		384,233	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		334,233	
TOTAL JUST VALUE		753,017	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		633,424	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700539	DECK	3,036	01/26/2017
B21156	POOL ENCLOSURE	25,000	03/01/2008
B21057	SWIM POOL	50,000	02/01/2008
M13243	MECH OTHER	0	08/01/2007
E19712	ELEC OTHER	2,680	07/01/2007
P12573	OTHER	0	07/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2514/0996	11/16/2021	LE U	I	I	11
GRANTOR: ZARFOSS VERA E & JACK					
GRANTEE: MAURER NICOLE & ERI					
1549/0744	2/04/2008	WD Q	I		
GRANTOR: INTERVEST CONSTRUCTIO					
GRANTEE: ZARFOSS VERA F & JA					

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

BUILDING DIMENSIONS											
BAS=[YR=2007] W15 FOP=[YR=2007] N8 W19 FOP=[YR=2017] W17 S8 E17 N8\$ S8 W19 D3 R3 S9 E18 N4 U2 R2 E9 N6 E6 \$ W6 S6 W9 D2 L2 S4 W18 N9 U3 L3 W2 PTO=[YR=2007] N3 W6 S3 E6 \$ W8 D3 L3 S46 D3 R3 E6 U3 R3 N2 E10 FOP=[YR=2007] S6 E21 FGR=[YR=2007] S33 E11 N2 E12 N31 FST=[YR=2007] N3W6 S3 E6 \$ W14 N6 W9 S6 \$ N6 W21 \$ E30 S6 E8 N3 E6 N50 \$ PTR=E30 BAL=[YR=2017] N8 E17 FOP=[YR=2007] E20 S8 FUS=[YR=2007] S15 W37 N15 E37\$ W20 N8\$ S8 W17\$ W30 \$.											