



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	10 ABOVE AVG 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	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

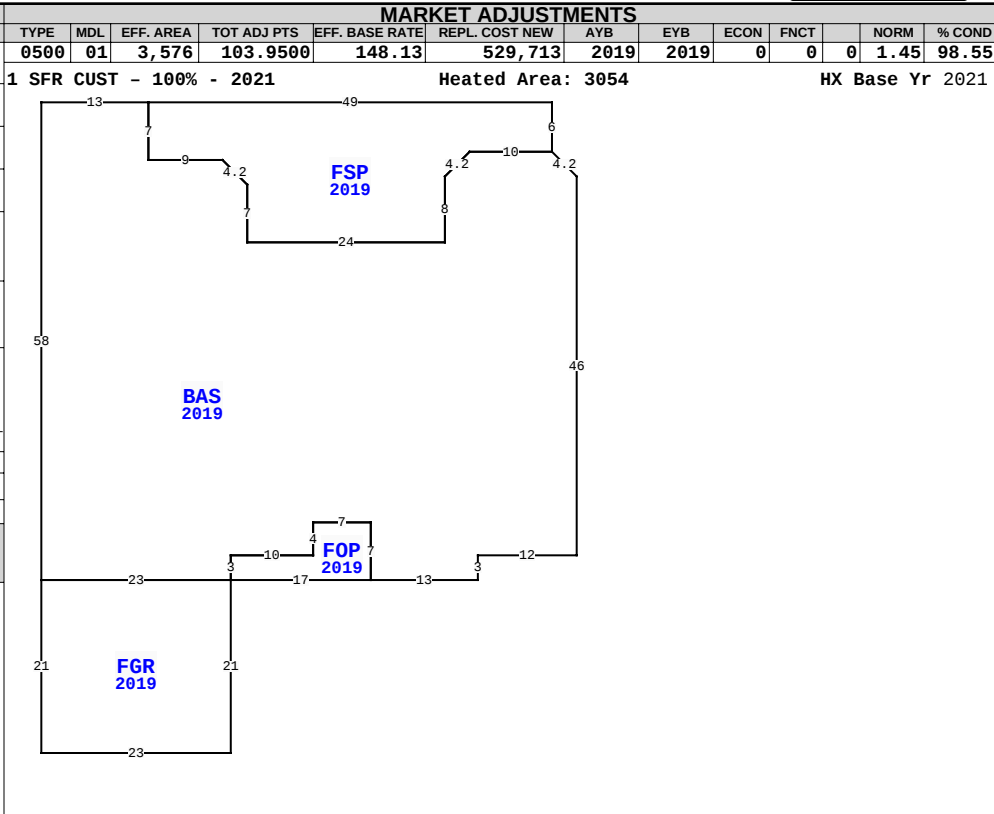
MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4042.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,054	100	3,054	445,829
FGR	483	55	266	38,832
FOP	79	30	24	3,503
FSP	579	40	232	33,868

TOTALS	4,195	3,576	522,032
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EXTRA FEATURES									
L N	OB/UF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	3	2	6.00	SF	6.50	6.50
3	0812	CONCRETE C	0 100	0	0	1,312.00	SF	4.00	4.00



95501 AMELIA NATIONAL PKWY, FERNANDINA BEACH	BLD DATE	LGL DATE	06/12/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	OB/UF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/UF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
2	0810	CONCRETE A	0 100	3	2	6.00	SF	6.50	6.50	100	2019	2019	3	99	39	
3	0812	CONCRETE C	0 100	0	0	1,312.00	SF	4.00	4.00	100	2019	2019	3	99	5,196	

LAND DESCRIPTION										TOTAL OB/XF										8,700	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	1				
REVIEW DATE		11/13/2019		BY	KW		Total Acres: 0.00			Total Land Value: 115.000			Market: 0			Agricultural: 0					

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY					Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE										522,032				
TOTAL MARKET OB/UF VALUE										8,700				
TOTAL LAND VALUE - MARKET										115,000				
TOTAL MARKET VALUE										645,732				
SOH/AGL Deduction										329,585				
ASSESSED VALUE										316,147				
TOTAL EXEMPTION VALUE					HX HB					50,000				
BASE TAXABLE VALUE										266,147				
TOTAL JUST VALUE										645,732				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										550,324				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807723	CO ISSUED	0	04/04/2019
B1807723	NEW CONSTR	408,857	09/01/2018

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2269/0858	4/18/2019	WD	Q	I	01	504,200			
GRANTOR: FF FLORIDA RESIDENTIA									
GRANTEE: TETUNIC CHARLES & A									
2085/1915	8/29/2016	WD	U	V	11	100			
GRANTOR: FF FLORIDA SOUTHERN H									
GRANTEE: FF FLORIDA RESIDENT									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] U3 L3 FSP=[YR=2019] N6 W49 S7 E9 D3 R3 S7 E24 N8 U3 R3 E10\$ W10 D3 L3 S8 W24 N7 U3 L3 W9 N7 W13 S58 FGR=[YR=2019] S21 E23 N21 W23\$ E23 FOP=[YR=2019] E17 N7 W7 S4 W10 S3\$ N3 E10 N4 E7 S7 E13 N3 E12 N46\$.									