LOT 344
IN OR 2219/150
AMELIA NATIONAL #1B PB 7/191

GRANT EDWARD A & MELONIE S
95475 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0344-0000

BUILDING CHARACTERISTICS

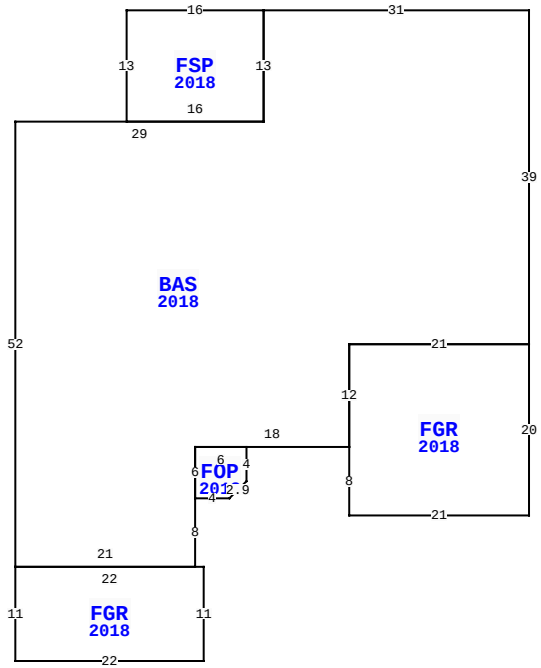
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,725	100	2,725	401,911
FGR	242	55	133	19,617
FGR	420	55	231	34,071
FOP	34	30	10	1,475
FSP	208	40	83	12,242
TOTALS	3,629		3,182	469,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,182	105.6160	150.50	478,891	2018	2018	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2019 Heated Area: 2725 HX Base Yr 2019



95475 AMELIA NATIONAL PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		469,313
TOTAL MARKET OB/XF VALUE		8,890
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		593,203
SOH/AGL Deduction		213,132
ASSESSED VALUE		380,071
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		330,071
TOTAL JUST VALUE		593,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		505,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705774	CO ISSUED	0	04/06/2018
B1705774	NEW CONSTR	345,968	06/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2219/0150	8/20/2018	WD	Q	I	01	428,500
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: GRANT EDWARD A & ME						
2129/1379	6/27/2017	SW	U	V	30	69,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: AMELIA NATIONAL CON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W31 FSP=[YR=2018] W16 S13 E16 N13$ S13 W29 S52 FGR=[YR=2018] S11 E22 N11 W22$ E21 N8 FOP=[YR=2018] E4 R2 U2 N4 W6 S6$ N6 E18 FGR=[YR=2018] S8 E21 N20 W21 S12$ N12 E21 N39$.

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	0812	CONCRETE C	0	100	0	0	1,384.00	SF	4.00	4.00	100	2018	2018	3	98	5,425	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 8,890

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	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	115,000							

REVIEW DATE 04/30/2018 BY KW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS