

LOT 346
IN OR 2064/796
AMELIA NATIONAL #1B PB 7/191

VUCKOVIC CHARLES M & HUI SUN
95465 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0346-0000



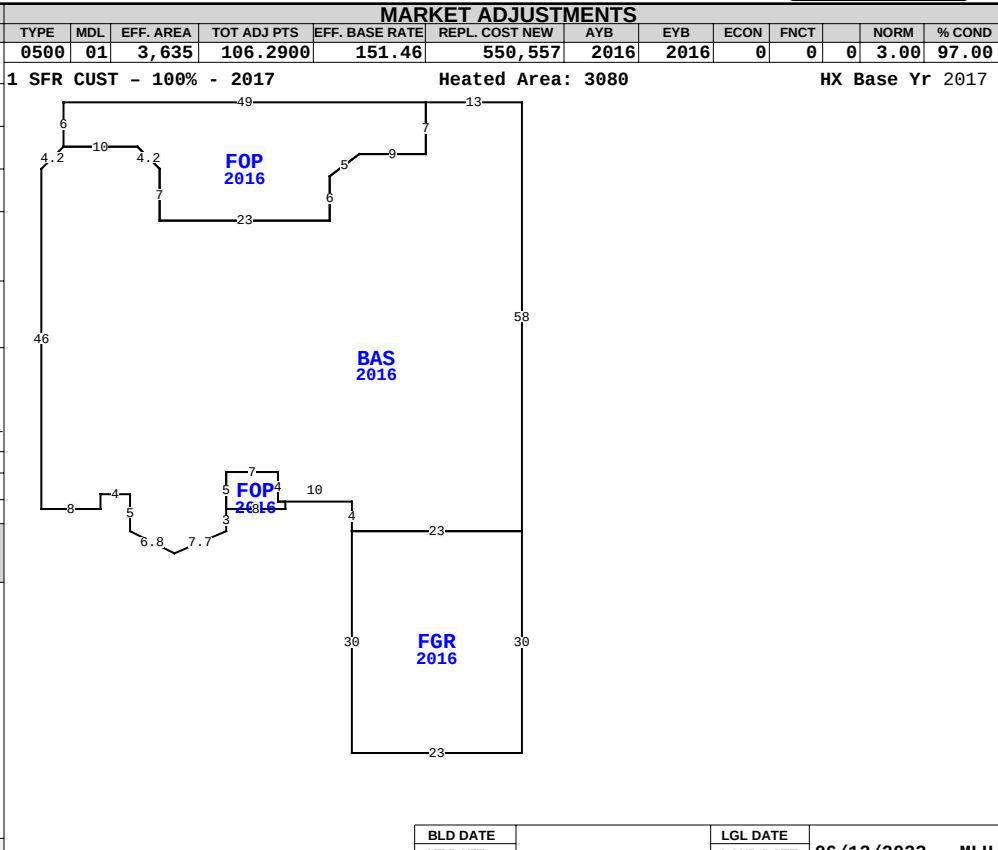
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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	3,080	100	3,080	452,502
FGR	690	55	380	55,828
FOP	36	30	11	1,616
FOP	548	30	164	24,094
TOTALS	4,354		3,635	534,040

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,715.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	



95465 AMELIA NATIONAL PKWY, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/12/2023 MLU											

TOTAL OB/XF											
10,084											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE											
534,040											
TOTAL MARKET OB/XF VALUE											
10,084											
TOTAL LAND VALUE - MARKET											
115,000											
TOTAL MARKET VALUE											
659,124											
SOH/AGL Deduction											
250,276											
ASSESSED VALUE											
408,848											
TOTAL EXEMPTION VALUE											
HX HB 50,000											
BASE TAXABLE VALUE											
358,848											
TOTAL JUST VALUE											
659,124											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
538,664											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530658	CO ISSUED	0	02/11/2016
B1530658	NEW CONSTR	390,269	06/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2064/0796	8/09/2016	WD	Q	I	01	433,000	
GRANTOR: AMELIA NATIONAL CONST							
GRANTEE: VUCKOVIC CHARLES M							
2010/1649	10/22/2015	SW	U	I	37	483,000	
GRANTOR: AMELIA NATIONAL ENTER							
GRANTEE: AMELIA NATIONAL CON							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W13 FOP=[YR=2016] W49 S6 E10 R3 D3 S7 E23 N6 R4 U3 E9 N7\$ S7 W9 L4 D3 S6 W23 N7 U3 L3 W10 D3 L3 S46 E8 N2 E4 S5 D3 R6 R7 U3 N3 FOP=[YR=2016] E8 N1 W1 N4 W7 S5\$ N5 E7 S4 E10 S4 FGR=[YR=2016] S30 E23 N30 W23\$ E23 N58\$.											