LOT 347
AMELIA NATIONAL #1B PB 7/191

ARNOLD ROBERT & SUSAN L/E/
95461 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0347-0000

BUILDING CHARACTERISTICS

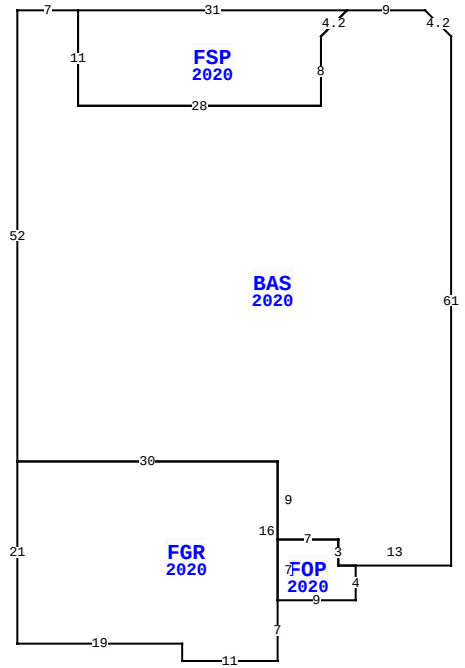
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,502	100	2,502	401,281
FGR	652	55	359	57,578
FOP	57	30	17	2,726
FSP	313	40	125	20,048
TOTALS	3,524		3,003	481,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,003	113.1186	161.19	484,054	2020	2020	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2021 Heated Area: 2502 HX Base Yr 2021



95461 AMELIA NATIONAL PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		481,634
TOTAL MARKET OB/XF VALUE		10,455
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		607,089
SOH/AGL Deduction		193,332
ASSESSED VALUE		413,757
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		363,757
TOTAL JUST VALUE		607,089
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2000416	CO ISSUED	0	05/28/2020
B2000416	NEW CONSTR	347,117	01/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2474/1167	6/28/2021	LE	U	I	11	100
GRANTOR: ARNOLD ROBERT & SUSAN						
GRANTEE: ARNOLD JOHN & MARIN						
2363/1822	5/27/2020	WD	Q	I	01	507,300
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: ARNOLD ROBERT & SUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] U3 L3 W9 FSP=[YR=2020] W31 S11 E28 N8 U3 R3 $ L3 D3 S8 W28 N11 W7 S52 FGR=[YR=2020] S21 E19 S2 E11 N7 FOP=[YR=2020] E9 N4 W2 N3 W7 S7$ N16 W30$ E30 S9 E7 S3 E13 N61$.

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	0855	CONC PAVER	0	100	17	3	51.00	SF	10.00	10.00	100	2020	2020	3	99	505	
2	0855	CONC PAVER	0	100	0	0	1,005.00	SF	10.00	10.00	100	2020	2020	3	99	9,950	

LAND DESCRIPTION

TOTAL OB/XF 10,455

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 03/15/2021 BY KW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS