

LOT 348
IN OR 2044/1894
AMELIA NATIONAL #1B PB 7/191

WINN JAMES T & SUSAN D
95455 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0348-0000



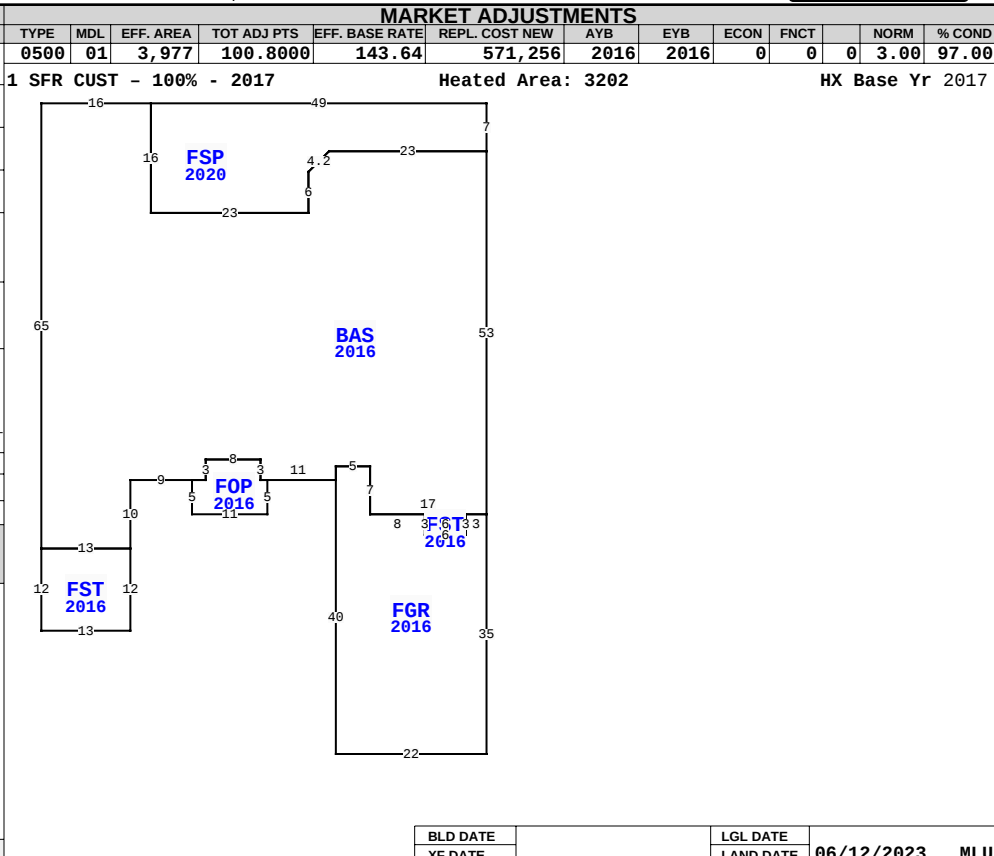
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,202	100	3,202	446,137
FGR	787	55	433	60,330
FOP	79	30	24	3,344
FSP	555	40	222	30,931
FST	18	55	10	1,393
FST	156	55	86	11,982

TOTALS	4,797		3,977	554,118
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,598.00	SF	4.00	



95455 AMELIA NATIONAL PKWY, FERNANDINA BEACH, FL 32034									
BLD DATE 06/12/2023 MLU									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		554,118	
TOTAL MARKET OB/XF VALUE		9,630	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		678,748	
SOH/AGL Deduction		257,778	
ASSESSED VALUE		420,970	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		370,970	
TOTAL JUST VALUE		678,748	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		553,856	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530661	CO ISSUED	0	02/22/2016
B1530661	NEW CONSTR	416,687	06/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2044/1894	5/09/2016	WD Q	I	01	
GRANTOR: AMELIA NATIONAL CONST					
GRANTEE: WINN JAMES T & SUSAN					
2010/1649	10/22/2015	SW U	I	37	
GRANTOR: AMELIA NATIONAL ENTER					
GRANTEE: AMELIA NATIONAL CON					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FSP=[YR=2020] W49 BAS=[YR=2016] W16 S65 FST=[YR=2016] S12 E13 N12 W13\$ E13 N10 E9 FOP=[YR=2016] S5 E11 N5 W1 N3 W8 S3 W2\$ E2 N3 E8 S3 E11 FGR=[YR=2016] S40 E22 N35 W3 FST=[YR=2016] W6 S3 E6 N3\$ S3 W6 N3 W8 N7 W5 S2\$ N2 E5 S7 E17 N53 W23 D3 L3 S6 W23 N16\$ S16 E23 N6 R3 U3 E23 N7\$.					

LAND DESCRIPTION										TOTAL OB/XF 9,630									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		