LOT 349
AMELIA NATIONAL #1B PB 7/191

WINTER CRAIG A & CHRISTINE M
95449 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0349-0000

BUILDING CHARACTERISTICS

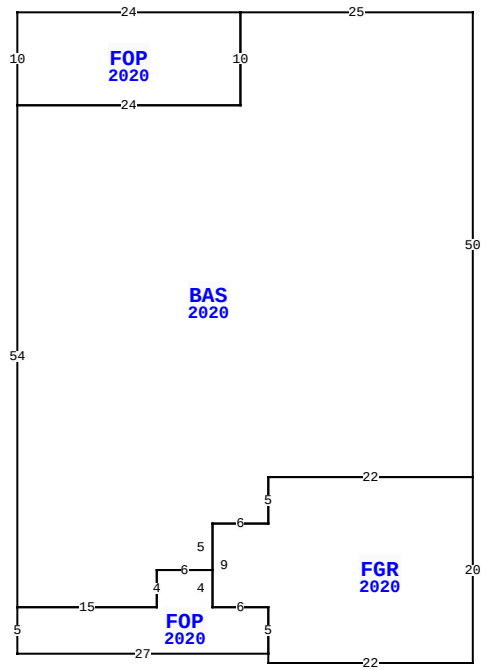
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,510	100	2,510	428,887
FGR	494	55	272	46,477
FOP	159	30	48	8,202
FOP	240	30	72	12,303
TOTALS	3,403		2,902	495,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,902	120.5127	171.73	498,360	2020	2020	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 2510 HX Base Yr 2023



95449 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		495,868
TOTAL MARKET OB/XF VALUE		80,216
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		691,084
SOH/AGL Deduction		0
ASSESSED VALUE		691,084
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		641,084
TOTAL JUST VALUE		691,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		581,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2100780	SCRN ENCLSR	7,500	01/25/2021
B2012926	SWIM POOL	69,375	12/23/2020
C203768	CO ISSUED	0	11/23/2020
B203768	NEW CONSTR	341,397	05/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2414/0654	11/24/2020	WD	Q	I	02	519,500
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: WINTER CRAIG A & CH						
2362/0341	5/18/2020	SW	U	V	11	100
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W25 FOP=[YR=2020] W24 S10 E24 N10$ S10 W24 S54 FOP=[YR=2020] S5 E27 FGR=[YR=2020] S1 E22 N20 W22 S5 W6 S9 E6 S5$ N5 W6 N4 W6 S4 W15$ E15 N4 E6 N5 E6 N5 E22 N50$.

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	772.00	SF	10.00	10.00	100	2020	2020	3	99	7,643	
3	0911	SCRN RM A	0	100	0	0	1,372.00	SF	17.50	17.50	100	2021	2021	3	97	23,290	
4	0861	POOL GUNIT	0	100	0	0	426.00	SF	85.00	85.00	100	2021	2021	3	98	35,486	
5	0855	CONC PAVER	0	100	0	0	946.00	SF	12.00	12.00	100	2021	2021	3	100	11,352	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 80,216

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 12/29/2021 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS