

LOT 24
IN OR 2069/1725
AMELIA BAY ESTATES PB 7/4

HOLZMEYER GREGORY A & JEANNA R
95066 BROOKHILL PL
FERNANDINA BEACH, FL 32034

2023

32-2N-28-005A-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

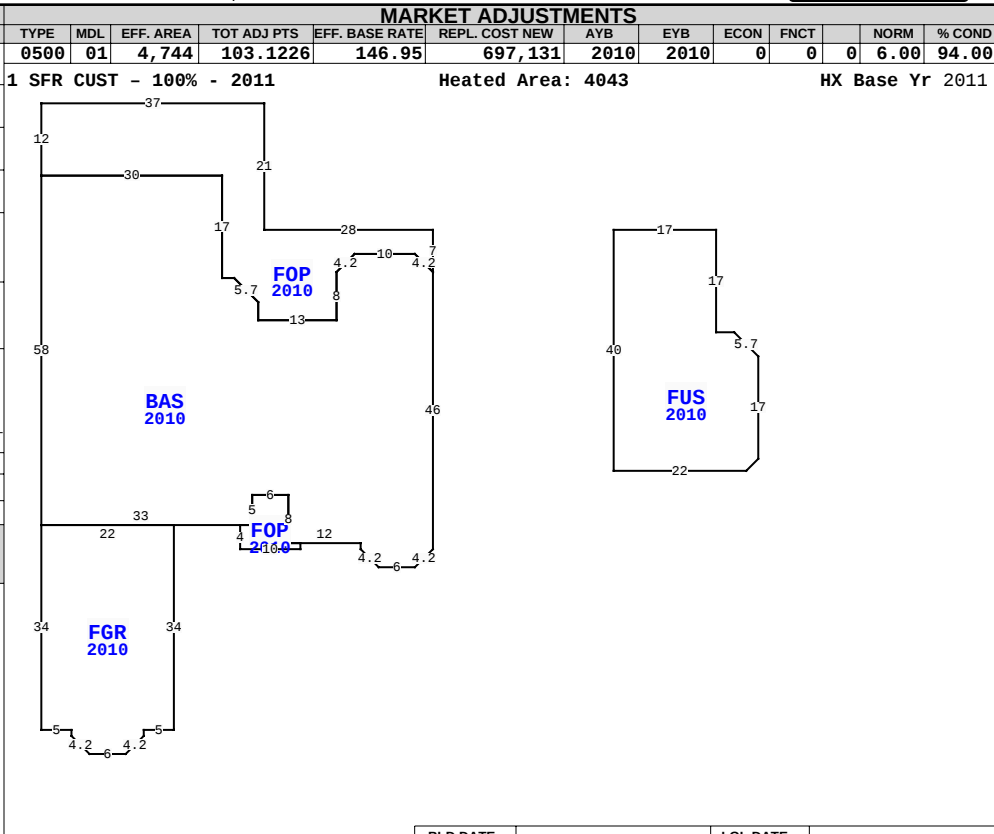
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,212	100	3,212	443,683
FGR	787	55	433	59,811
FOP	64	30	19	2,624
FOP	831	30	249	34,396
FUS	831	100	831	114,788

TOTALS	5,725		4,744	655,303
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	3,070.00	SF	4.00	4.00	
2	0861	POOL GUNIT	0	100	0	0	952.00	SF	85.00	85.00	
3	0855	CONC PAVER	0	100	0	0	902.00	SF	10.00	10.00	
4	0476	VF 6 SBPL	0	100	0	0	78.00	LF	32.00	32.00	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	
6	0475	VF 4 SBPL	0	100	0	0	185.00	LF	14.00	14.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		OR	0.00	0.00	1.00	LT	



95066 BROOKHILL PL, FERNANDINA BEACH	BLD DATE	LGL DATE	05/15/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
79,485											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		655,303	
TOTAL MARKET OB/XF VALUE		79,485	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		809,788	
SOH/AGL Deduction		505,354	
ASSESSED VALUE		304,434	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		254,434	
TOTAL JUST VALUE		809,788	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		689,610	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24430	XFOB	2,450	03/01/2011
C23783	CO ISSUED	0	11/15/2010
E22873	NEW CONSTR	0	08/01/2010
M15544	H/AC	0	08/01/2010
E22807	NEW CONSTR	0	07/01/2010
P14369	NEW CONSTR	0	07/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2069/1725	9/28/2009	WD U	I	11		100
GRANTOR: SINOPOLI PAUL						
GRANTEE: HOLZMEYER GREGORY A						
1643/0514	9/28/2009	WD U	V	38		40,000
GRANTOR: SINOPOLI PAUL						
GRANTEE: HOLZMEYER GREGORY A						

BUILDING NOTES											
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BUILDING DIMENSIONS

FOP=[YR=2010] W28 N21 W37 S12 BAS=[YR=2010] S58

FGR=[YR=2010] S34 E5 S1 D3 R3 E6 U3 R3 N1 E5 N34 W22 \$

E33 FOP=[YR=2010] S4 E10 N1 W2 N8 W6 S5 W2 \$ E2 N5 E6 S8 E12

S1 D3 R3 E6 U3 R3 N46 U3 L3 W10 D3 L3 S8 W13 N3 U4

L4 W2 N17 W30 \$ E30 S17 E2 D4 R4 S3 E13 N8 U3 R3 E10 D3

R3 N7 \$ PTR= E30 FUS=[YR=2010] E17 S17 E3 D4 R4 S17 D2

L2 W22 N40 \$ W30 \$.