

LOT 26
AMELIA BAY ESTATES PB 7/4
ESMT PT OR 1397/1057

MCNULTY MARTIN L & MARY ANN
95051 AMBERWOOD DR
FERNANDINA BEACH, FL 32034

2023

32-2N-28-005A-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	4008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,500	100	2,500	396,569
FGR	759	55	417	66,148
FOP	160	30	48	7,614
FOP	198	30	59	9,359
STP	66	10	7	1,111
STR	18	10	2	317

TOTALS	3,701		3,033	481,118
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	14	5	70.00	SF	10.00	10.00	100	2019
2	0855	CONC PAVER	0 100	0	0	1,886.00	SF	10.00	10.00	100	2019
3	0855	CONC PAVER	0 100	24	20	480.00	SF	10.00	10.00	100	2020

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,033	112.4424	160.23	485,978	2019	2019	0	0	1.00	99.00
1 SFR CUST - 100% - 2020 Heated Area: 2500 HX Base Yr 2020											
95051 AMBERWOOD LN, FERNANDINA BEACH											

TOTAL OB/XF											
24,116											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											481,118
TOTAL MARKET OB/XF VALUE											24,116
TOTAL LAND VALUE - MARKET											75,000
TOTAL MARKET VALUE											580,234
SOH/AGL Deduction											261,990
ASSESSED VALUE											318,244
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											268,244
TOTAL JUST VALUE											580,234
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											452,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1903644	CO ISSUED	0	11/26/2019
B1903644	NEW CONSTR	354,183	04/11/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2257/1179	2/22/2019	WD	Q	V	02	50,000	
GRANTOR: JOHNSON HOME BUILDERS							
GRANTEE: MCNULTY MARTIN L &							
2184/1582	3/16/2018	WD	Q	V	01	48,500	
GRANTOR: 16B SOUTHERN OAKS LLC							
GRANTEE: JOHNSON HOME BUILDERS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W15 U2 L2 STP=[YR=2019] N8 W8 FOP=[YR=2019] W7 STR=[YR=2019] N6 W3 S6 E3\$ W9 S10 E16 N10\$ S10 R2 U2 E6\$ W6 D2 L2 W16 N10 W13 S47 FOP=[YR=2019] S6 E31 N6 W12 N2 W6 S2 W13\$ E13 N2 E6 S2 E12 S16 FGR=[YR=2019] S33 E23 N33 W23\$ E23 N53\$.											