LOT 28
AMELIA BAY ESTATES PB 7/4
ESMT PT OR 1397/1057

BRETZ FRED JAMES & SUSAN C
95235 AMBERWOOD LN
FERNANDINA BEACH, FL 32034

2023

32-2N-28-005A-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

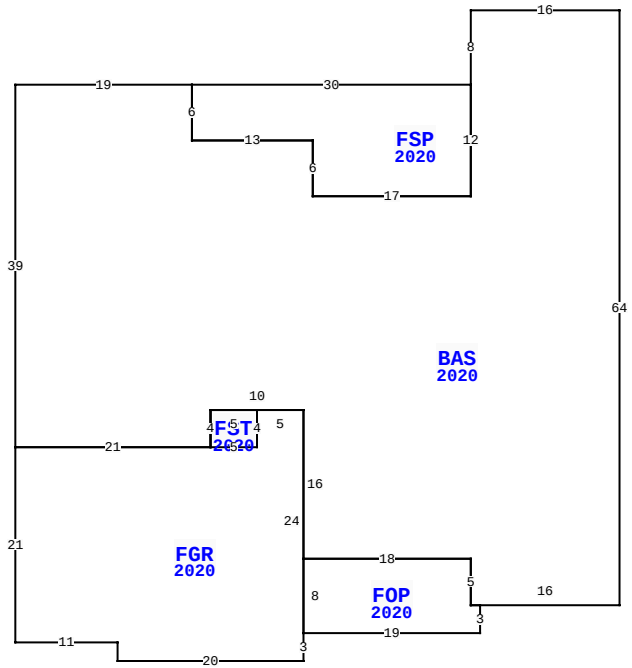
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	4008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,829	100	2,829	454,909
FGR	731	55	402	64,642
FOP	147	30	44	7,075
FSP	282	40	113	18,171
FST	20	55	11	1,769
TOTALS	4,009		3,399	546,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,399	113.4084	161.61	549,312	2020	2020	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 2829 HX Base Yr 2023



95235 AMBERWOOD LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		546,565
TOTAL MARKET OB/XF VALUE		15,721
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		637,286
SOH/AGL Deduction		98,061
ASSESSED VALUE		539,225
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		439,225
TOTAL JUST VALUE		637,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		529,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230007389	SCR ROOF ON NEW S	7,711	06/08/2023
E2010582	SOLAR PANELS	29,901	11/02/2020
C1910486	CO ISSUED	0	03/30/2020
B1910486	NEW CONSTR	392,596	09/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2528/0169	1/03/2022	WD	Q	I	01	679,000
GRANTOR: PERKINS ELISABETH A &						
GRANTEE: BRETZ FRED JAMES &						
2245/1484	12/20/2018	WD	Q	V	01	57,500
GRANTOR: 16B SOUTHERN OAKS LLC						
GRANTEE: PERKINS ELISABETH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 S8 FSP=[YR=2020] W30 S6 E13 S6 E17 N12$ S12 W17 N6 W13 N6 W19 S39 FGR=[YR=2020] S21 E11 S2 E20 N3 FOP=[YR=2020] E19 N3 W1 N5 W18 S8$ N24 W5 FST=[YR=2020] S4 W5 N4 E5$ W5 S4 W21$ E21 N4 E10 S16 E18 S5 E16 N64$.

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	59	3	177.00	SF	10.00	10.00	100	2020	2020	3	99	1,752	
2	0855	CONC PAVER	0	100	0	0	1,411.00	SF	10.00	10.00	100	2020	2020	3	99	13,969	

LAND DESCRIPTION

TOTAL OB/XF 15,721

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	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 09/28/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS