

LOT 32
AMELIA BAY ESTATES PB 7/4
ESMT PT OR 1397/1057

BERNA DAVID L & LAURA A
95260 AMBERWOOD LN
FERNANDINA BEACH, FL 32034

2023

32-2N-28-005A-0032-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 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	4008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,642	100	1,642	248,909
FEP	246	80	197	29,863
FEP	336	80	269	40,777
FGR	469	55	258	39,110
FOP	246	30	74	11,218
FST	15	55	8	1,213
FUS	870	100	870	131,882
STP	192	10	19	2,880
STR	30	10	3	454
TOTALS	4,046		3,340	506,307

EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0810	CONCRETE A	0	100	57	3	
2	0811	CONCRETE B	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000116	C	SFR MARSH	100	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	3,340	107.4560	153.12	511,421	2019	2019	0	0	0	1.00	99.00	
1 SFR CUST - 100% - 2021 Heated Area: 2512 HX Base Yr 2021													
95260 AMBERWOOD LN, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/15/2023 MLU													

NASSAU COUNTY PROPERTY													
PAGE 1 of 1													
VALUATION SUMMARY													
STANDARD													
VALUATION BY													
Tax Group: 4 Tax Dist:													
BUILDING MARKET VALUE 506,307													
TOTAL MARKET OB/XF VALUE 7,767													
TOTAL LAND VALUE - MARKET 85,000													
TOTAL MARKET VALUE 599,074													
SOH/AGL Deduction 130,714													
ASSESSED VALUE 468,360													
TOTAL EXEMPTION VALUE HX HB 50,000													
BASE TAXABLE VALUE 418,360													
TOTAL JUST VALUE 599,074													
NCON VALUE 75,424													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 462,590													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015770	ADDITION	18,592	11/15/2021
C1806425	CO ISSUED	0	02/12/2019
B1806425	NEW CONSTR	334,661	06/21/2018

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2344/0073	2/20/2020	WD	Q	I	02	415,000			
GRANTOR: POLACCO GUY M									
GRANTEE: BERNA DAVID L & LAU									
2166/1135	12/14/2017	WD	Q	V	02	75,000			
GRANTOR: 16B SOUTHERN OAKS LLC									
GRANTEE: POLACCO GUY M									

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2019] W22 STP=[YR=2022] N14 W12 FEP=[YR=2022] W21 S16 E21 N16\$ S16 E12 N2\$ S2 FEP=[YR=2022] W33 S8 E12 N2 E9 S2 E12 N8\$ S8 W12N2 W9 S2 W12 S30 FOP=[YR=2019] S8 E33 FGR=[YR=2019] S2 E22 N22 W4 FST=[YR=2019] W5 S3 E5 N3\$ S3 W5 N3 W13 S20\$ N8 W12 S2 W9 N2 W12\$ E12 S2 E9 N2 E12 N12 E22 N28\$ PTR= E20 FUS=[YR=2019] E33 S30 W12 N6 STR=[YR=2019] W3 N10 E3 S10\$ N10 W3 S4 W6 S12 W12 N30\$ W20\$.													