

LOT 39  
IN OR 1926/54  
AMELIA BAY ESTATES PB 7/4

PRIESTER ANTONIO JR & CHRISTY A  
95026 AMBERWOOD LN  
FERNANDINA BEACH, FL 32034

2023

32-2N-28-005A-0039-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 70
Interior Floo	14 CARPET 30
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,816	108.0900	154.03	587,778	2014	2014	0	0	0	4.00	96.00

1 SFR CUST - 100% - 2023 Heated Area: 2699 HX Base Yr

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	2,699	100	2,699	399,098
FDG	816	60	490	72,456
FGR	815	55	448	66,245
FOP	71	30	21	3,106
FOP	526	30	158	23,364
TOTALS	4,927		3,816	564,267

EXTRA FEATURES																
L N	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	0812	CONCRETE C	0	100	0	2,854.00	SF	4.00	4.00	100	2014	2014	3	95	10,845	
2	0911	SCRN RM A	0	100	0	1,272.00	SF	17.50	17.50	100	2014	2014	3	70	15,582	
3	0861	POOL GUNIT	0	100	0	630.00	SF	85.00	85.00	100	2014	2014	3	78	41,769	
4	0845	KOOL DECK	0	100	0	642.00	SF	7.25	7.25	100	2014	2014	3	95	4,422	

95026 AMBERWOOD LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/15/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE		564,267	
TOTAL LAND VALUE - MARKET		72,618	
TOTAL MARKET VALUE		75,000	
SOH/AGL Deduction		711,885	
ASSESSED VALUE		0	
TOTAL EXEMPTION VALUE	13	711,885	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		711,885	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		603,574	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1702252	ELEC OTHER	0	04/01/2017
B1327685	CO ISSUED	0	05/27/2014
B1428793	SCRNENCL	24,978	05/01/2014
B1327875	SWIM POOL	28,500	10/01/2013
B1327685	NEW CONSTR	322,176	09/01/2013
B1327686	ADDITION	33,146	09/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1926/0054	7/02/2014	WD	Q	I	02	425,600

GRANTOR: W H GROSS CONSTRUCTIO  
GRANTEE: PRIESTER ANTONIO JR  
1857/1000 5/08/2013 WD Q V 02 20,000  
GRANTOR: DENIS LAWRENCE G  
GRANTEE: W H GROSS CONSTRUCT

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
FOP=[YR=2014] W51 BAS=[YR=2014] W14 S51 FGR=[YR=2014] S33 E23 N13 E2 N22 W8 S2 W17 \$ E17 N2 E15 FOP=[YR=2014] S2 E11 N2 W2 N7 W7 S7 W2 \$ E2 N7 E7 S7 E11 S5 E11 N5 E2 N39 W14 D3 L3 S2 W17 U3 L3 N4 U4 L4 W6 U4 L4 \$ D4 R4 E6 D4 R4 S4 D3 R3 E17 N2 U3 R3 E14 N10 \$ PTR= E20 FDG=[YR=2014] E24 S34 W24 N34 \$ W20 \$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								