LOT 46
AMELIA NATIONAL #1 PB 7/48

AKRIDGE DAVID S & KATHERINE L
95002 LANTANA CT
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0046-0000

BUILDING CHARACTERISTICS

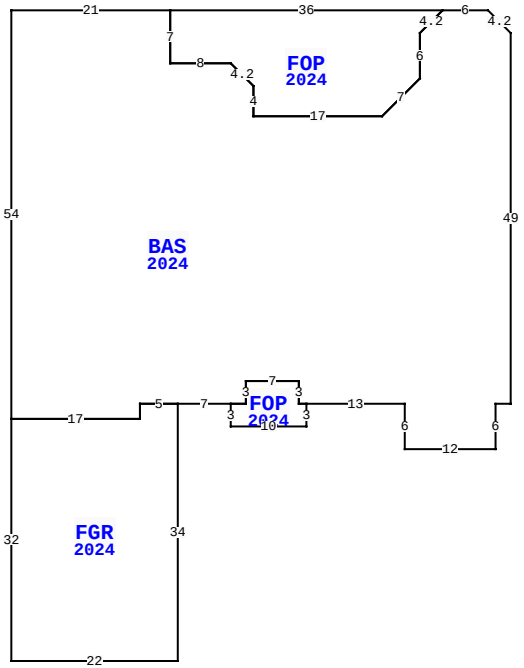
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,131	100	3,131	488,186
FGR	714	55	393	61,277
FOP	51	30	15	2,339
FOP	382	30	115	17,931
TOTALS	4,278		3,654	569,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,654	103.9500	155.92	569,732	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 3131 HX Base Yr 2024



95002 LANTANA CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	569,732
TOTAL MARKET OB/XF VALUE	66,023
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	800,755
SOH/AGL Deduction	119,597
ASSESSED VALUE	681,158
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	631,158
TOTAL JUST VALUE	800,755
NCON VALUE	635,755
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006807	POOL SCREEN ENCLO	15,296	06/07/2024
SP230011099	POOL	125,000	08/31/2023
23002858	NEW CONSTR	593,543	03/02/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2413/0954	12/01/2020	WD	Q	V	01	125,000
GRANTOR: SASANFAR FAMILY TRUST						
GRANTEE: AKRIDGE DAVID S & K						
2228/0642	9/29/2018	QC	U	V	11	100
GRANTOR: SASANFAR GUY S & GAIL						
GRANTEE: SASANFAR FAMILY TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,0] U3L3 W6 D3L3 S6 D5L5 W17 N4 U3L3 W8 N7 W21 S54 E17 N2 E5 E7 E2 N3 E7 S3 E1 E13 S6 E12 N6 E2 N49 $
FOP=[YR=2024;ORIG=35,-3] S7 E8 D3R3 S4 E17 U5R5 N6 U3R3 W36 $
FGR=[YR=2024;ORIG=14,51] E17 N2 E5 S34 W22 N32 $
FOP=[YR=2024;ORIG=45,46] E7 S3 E1 S3 W10 N3 E2 N3 $
.

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	0811	CONCRETE B	0	100	0	0	1,288.00	SF	5.20	5.20	100	2024	2023		100	6,698	
2	0911	SCRN RM A	0	100	0	0	968.00	SF	17.50	17.50	100	2024	2023		100	16,940	
3	0861	POOL GUNIT	0	100	0	0	407.00	SF	85.00	85.00	100	2024	2023		100	34,595	
4	0855	CONC PAVER	0	100	0	0	579.00	SF	10.00	10.00	100	2024	2023		100	5,790	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 66,023

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	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 01/18/2024 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS