LOT 56
ESMT OR 1769/594
AMELIA NATIONAL #1 PB 7/48

JOHNS DAMIEN & DEIDRE
95045 BUCKEYE CT
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0056-0000

BUILDING CHARACTERISTICS

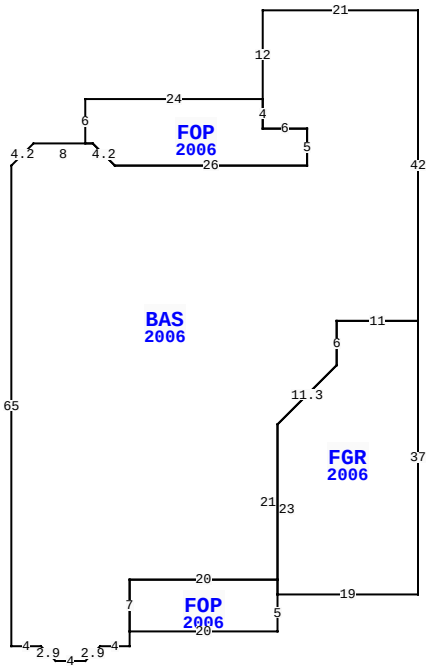
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,095	100	3,095	363,846
FGR	623	55	343	40,323
FOP	140	30	42	4,937
FOP	239	30	72	8,465
TOTALS	4,097		3,552	417,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,552	102.7800	128.48	456,361	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2023 Heated Area: 3095 HX Base Yr 2023



95045 BUCKEYE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		417,570
TOTAL MARKET OB/XF VALUE		4,638
TOTAL LAND VALUE - MARKET		99,000
TOTAL MARKET VALUE		521,208
SOH/AGL Deduction		101,787
ASSESSED VALUE		419,421
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		369,421
TOTAL JUST VALUE		521,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		586,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10579	H/AC	0	11/01/2005
P09794	NEW CONSTR	0	08/01/2005
E15375	NEW CONSTR	1,900	07/01/2005
C0515491	CO ISSUED	225,417	06/01/2005
R0507818	REPAIR/RRF	3,500	06/01/2005
B0515491	NEW CONSTR	225,417	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2536/0872	2/04/2022	WD	Q	I	01	565,000
GRANTOR: RHODEN KAY HOPKINS						
GRANTEE: JOHNS DAMIEN & DEID						
2536/0870	2/04/2022	WD	U	I	11	100
GRANTOR: WILLIAMS HUGH & GRAEM						
GRANTEE: RHODEN KAY HOPKINS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W21 S12 FOP=[YR=2006] W24 S6 E1 R3 D3 E26 N5 W6 N4 $ S4 E6 S5 W26 U3 L3 W8 D3 L3 S65 E4 R2 D2 E4 U2 R2 E4 N2 FOP=[YR=2006] E20 N5 FGR=[YR=2006] E19 N37 W11 S6 D8 L8 S23 $ N2 W20 S7 $ N7 E20 N21 R8 U8 N6 E11 N42 $.

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	0810	CONCRETE A	0	100	45	16	720.00	SF	6.50	6.50	100	2006	2006	3	87	4,072	
2	0810	CONCRETE A	0	100	25	4	100.00	SF	6.50	6.50	100	2006	2006	3	87	566	

LAND DESCRIPTION

TOTAL OB/XF 4,638

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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.60	165,000.00	99,000.00	99,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 08/06/2024 BY SYS