LOT 63
IN OR 1468/435
AMELIA NATIONAL #1 PB 7/48

GARCIA JEREMY & MITSY
95006 BUCKEYE COURT
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

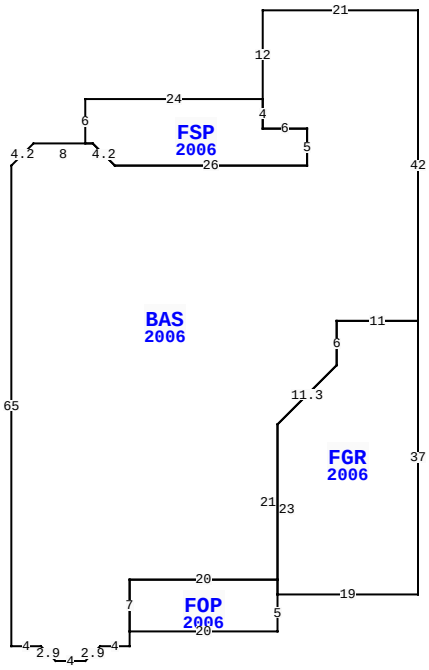
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	351,414
FGR	623	55	343	38,945
FOP	140	30	42	4,769
FSP	239	40	96	10,900
TOTALS	4,097		3,576	406,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,576	99.2700	124.09	443,746	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2024 Heated Area: 3095 HX Base Yr 2024



95006 BUCKEYE CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		406,028
TOTAL MARKET OB/XF VALUE		17,144
TOTAL LAND VALUE - MARKET		99,000
TOTAL MARKET VALUE		522,172
SOH/AGL Deduction		0
ASSESSED VALUE		522,172
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		472,172
TOTAL JUST VALUE		522,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		608,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P10994	NEW CONSTR	0	04/01/2006
C17427	CO ISSUED	300,000	03/01/2006
R09085	REPAIR/RRF	5,000	03/01/2006
B17427	NEW CONSTR	300,000	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2631/491	4/07/2023	WD	Q	I	01	525,000
GRANTOR: FARRELL RICHARD & KRI						
GRANTEE: GARCIA JEREMY & MIT						
2003/1820	9/16/2015	SW	U	V	11	100
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: WEEKLEY HOMES LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W21 S12 FSP=[YR=2006] W24S6 E1 R3 D3 E26N5W6N4$S4E6S5W26 L3 U3 W8 L3 D3 S65 E4 R2 D2 E4 U2 R2 E4 N2 FOP=[YR=2006] E20N5 FGR=[YR=2006] E19N37W11S6 L8 D8 S23 $N2W20S7$N7E20N21 U8 R8 N6 E11N42$.

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	0	0	1,335.00	SF	10.00	10.00	100	2019	2019	3	98	13,083	
2	0855	CONC PAVER	0	100	21	4	84.00	SF	10.00	10.00	100	2019	2019	3	98	823	
3	0462	ST/AL FNC	0	100	184	4	736.00	SF	10.00	10.00	100	2006	2006	3	44	3,238	

LAND DESCRIPTION

TOTAL OB/XF 17,144

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	000136	C	SFR INT	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