LOT 67
IN OR 1850/192
AMELIA NATIONAL #1 PB 7/48

GROSS ROY A & JULIETTE
95048 BUCKEYE COURT
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0067-0000

BUILDING CHARACTERISTICS

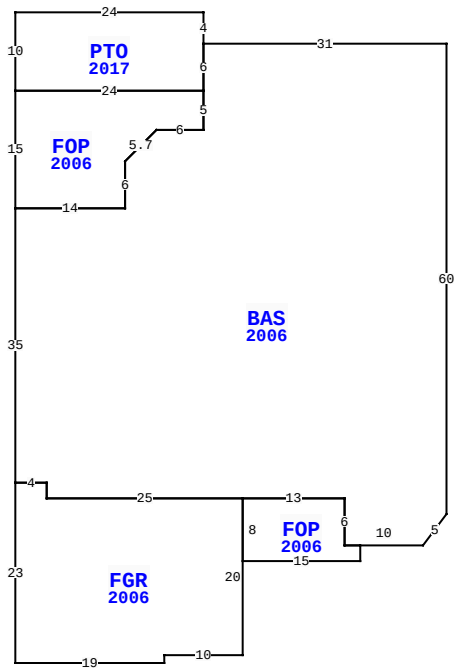
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,842	100	2,842	351,084
FGR	607	55	334	41,260
FOP	108	30	32	3,953
FOP	268	30	80	9,883
PTO	240	5	12	1,482
TOTALS	4,065		3,300	407,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,300	108.0080	135.01	445,533	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2018 Heated Area: 2842 HX Base Yr 2018



95048 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		407,663
TOTAL MARKET OB/XF VALUE		11,980
TOTAL LAND VALUE - MARKET		99,000
TOTAL MARKET VALUE		518,643
SOH/AGL Deduction		236,664
ASSESSED VALUE		281,979
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		231,979
TOTAL JUST VALUE		518,643
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		594,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0617520	NEW CONSTR	2,000	06/01/2006
P11022	NEW CONSTR	0	04/01/2006
C16673	CO ISSUED	250,000	11/01/2005
R08620	REPAIR/RRF	5,000	11/01/2005
B16673	NEW CONSTR	250,000	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1850/0192	4/03/2013	WD	Q	I	01	305,000
GRANTOR: BELLAR DARRYL E & KAR						
GRANTEE: GROSS ROY A & JULIE						
1462/1650	12/04/2006	WD	Q	I		404,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: BELLAR DARRYL E & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W31 PTO=[YR=2017] N4 W24 S10 E24 N6 $ S6
FOP=[YR=2006] W24 S15E14 N6 U4 R4 E6 N5$ S5 W6 L4 D4 S6
W14 S35 FGR=[YR=2006] S23 E19N1E10N20W25 N2W4$ E4S2E25
FOP=[YR=2006] S8E15N2W2N6 W13$ E13S6 E10 U4 R3 N60$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0810	CONCRETE A	0	100	41	26	1,066.00	SF	6.50	6.50	100	2006	2006	3	87	6,028	
3	0810	CONCRETE A	0	100	29	3	87.00	SF	6.50	6.50	100	2006	2006	3	87	492	
4	0911	SCRN RM A	0	100	24	10	240.00	SF	17.50	17.50	100	2012	2012	3	55	2,310	

LAND DESCRIPTION

TOTAL OB/XF 11,980

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