

LOT 89  
IN OR 1335/1937  
AMELIA NATIONAL #1 PB 7/48

MORRISON TIMOTHY D & KATHRINE  
95307 AMELIA NATIONAL PKWY  
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0089-0000



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 16  | WD FR STUC 90  |
| Exterior Wall            | 21  | STONE 10       |
| Roof Structure           | 08  | IRREGULAR 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 12  | HARDWOOD 60    |
| Interior Floor           | 14  | CARPET 40      |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 5   | 100            |
| Bathrooms                | 3.5 | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 1.5 | 1.5 100        |
| 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 |          |    |

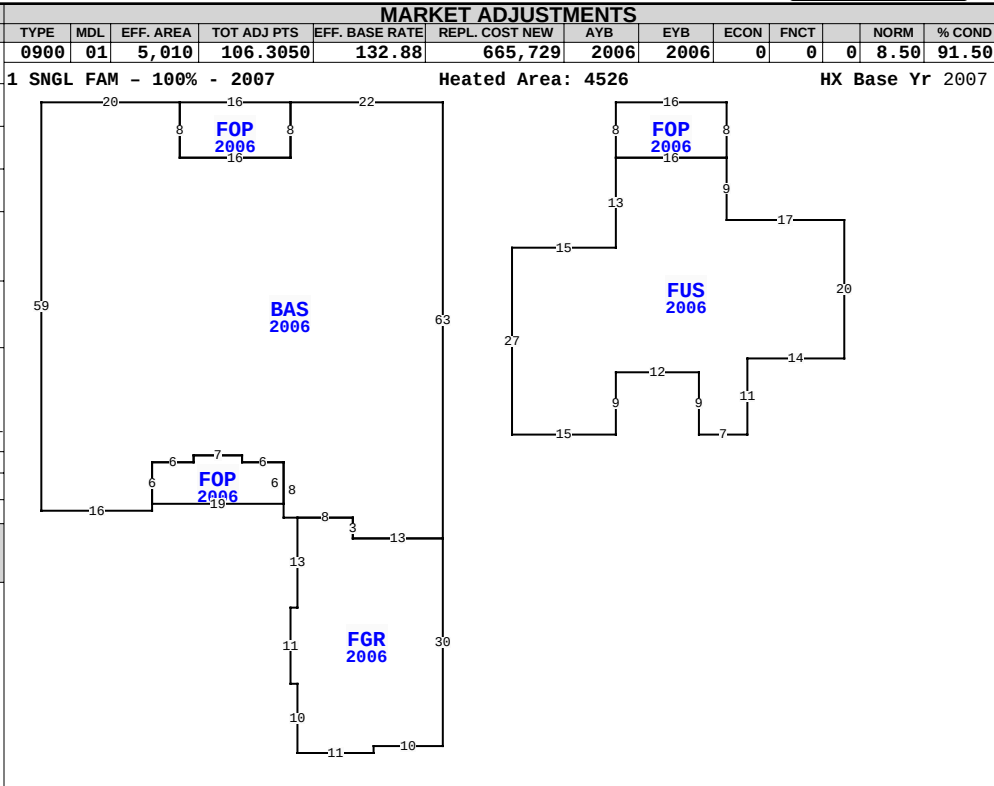
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 3,216            | 100         | 3,216        | 391,018              |
| FGR       | 676              | 55          | 372          | 45,229               |
| FOP       | 121              | 30          | 36           | 4,377                |
| FOP       | 128              | 30          | 38           | 4,620                |
| FOP       | 128              | 30          | 38           | 4,620                |
| FUS       | 1,310            | 100         | 1,310        | 159,277              |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 5,579 |  | 5,010 | 609,142 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |     |
|----------------|------------|-------------|---------|-----|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L W |

|   |      |            |       |      |
|---|------|------------|-------|------|
| 1 | 0500 | FP-PRE FAB | 0 100 | 0 0  |
| 2 | 0810 | CONCRETE A | 0 100 | 6 24 |
| 3 | 0810 | CONCRETE A | 0 100 | 16 5 |
| 4 | 1125 | CB/STC 6"  | 0 100 | 21 5 |
| 5 | 0810 | CONCRETE A | 0 100 | 0 0  |
| 6 | 0810 | CONCRETE A | 0 100 | 0 0  |
| 7 | 0819 | CONC 12"   | 0 100 | 10 6 |
| 8 | 0819 | CONC 12"   | 0 100 | 3 15 |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000140   | C   | SFR GOLF A           | 100 |     | PUD      | 0.00  | 0.00  | 1.00        |



|                                              |          |           |            |     |
|----------------------------------------------|----------|-----------|------------|-----|
| 95307 AMELIA NATIONAL PKWY, FERNANDINA BEACH | BLD DATE | LGL DATE  | 04/18/2024 | MLU |
|                                              | XF DATE  | LAND DATE |            |     |
|                                              | INC DATE | AG DATE   |            |     |

| 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   | 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   | 6 24 | 144.00   | SF | 6.50     | 6.50           | 100       | 2006    | 2006        | 3 | 87     | 814             |       |
| 3   | 0810       | CONCRETE A  | 0 100   | 16 5 | 80.00    | SF | 6.50     | 6.50           | 100       | 2006    | 2006        | 3 | 87     | 452             |       |
| 4   | 1125       | CB/STC 6"   | 0 100   | 21 5 | 105.00   | SF | 7.35     | 7.35           | 100       | 2006    | 2006        | 3 | 87     | 671             |       |
| 5   | 0810       | CONCRETE A  | 0 100   | 0 0  | 2,935.00 | SF | 7.80     | 7.80           | 100       | 2006    | 2006        | 3 | 87     | 19,917          |       |
| 6   | 0810       | CONCRETE A  | 0 100   | 0 0  | 215.00   | SF | 9.10     | 9.10           | 100       | 2006    | 2006        | 3 | 87     | 1,702           |       |
| 7   | 0819       | CONC 12"    | 0 100   | 10 6 | 60.00    | SF | 9.50     | 9.50           | 100       | 2006    | 2006        | 3 | 87     | 496             |       |
| 8   | 0819       | CONC 12"    | 0 100   | 3 15 | 45.00    | SF | 9.50     | 9.50           | 100       | 2007    | 2007        | 3 | 88     | 376             |       |

| LAND DESCRIPTION |        |   |            |     |  |     |      |      |      | TOTAL OB/XF |      |      |      |            |            |         |  |  |  |
|------------------|--------|---|------------|-----|--|-----|------|------|------|-------------|------|------|------|------------|------------|---------|--|--|--|
| 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 |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1            |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|------------------------|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | STANDARD               |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | Tax Group: 4 Tax Dist: |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 609,142                |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 27,578                 |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 165,000                |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 801,720                |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 420,682                |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 381,038                |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 50,000                 |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 331,038                |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 801,720                |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0                      |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 841,098                |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 21015106   | REPAIR/RRF  | 30,542  | 11/02/2021 |
| M11082     | H/AC        | 0       | 02/01/2006 |
| E16479     | NEW CONSTR  | 5,000   | 01/01/2006 |
| P10417     | NEW CONSTR  | 0       | 12/01/2005 |
| C16548     | CO ISSUED   | 382,000 | 11/01/2005 |
| B16548     | NEW CONSTR  | 382,000 | 11/01/2005 |

| SALES DATA                    |           |              |        |        |           |               |  |
|-------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number          | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1335/1937                     | 7/25/2005 | WD           | Q      | V      |           | 175,000       |  |
| GRANTOR:AMELIA NATIONAL ENTER |           |              |        |        |           |               |  |
| GRANTEE:MORRISON TIMOTHY D    |           |              |        |        |           |               |  |
|                               |           |              |        |        |           |               |  |
|                               |           |              |        |        |           |               |  |
|                               |           |              |        |        |           |               |  |
|                               |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2006] W22 FOP=[YR=2006] W16S8E16N8 \$S8W16N8W20 S59 E16N1 FOP=[YR=2006] E19N6W6N1W7S1W6S6\$N6E6N1E7S1E6 S8E2 FGR=[YR=2006] S13W1S11E1S10 E11 N1E10 N30W13N3W8\$E8S3E13 N63\$ PTR=E25 FOP=[YR=2006] E16S8 FUS=[YR=2006] S9E17S20 W14S11W7N9W12S9W15 N27E15N13E16\$W16N8\$ W25\$. |  |  |  |  |  |  |  |  |  |