

FANSLER JASON & DINA
95291 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0091-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 90										0500 01 4,139 107.9760 161.96 670,352 2019 2019 0 0 2.00 98.00										Tax Group: 4 Tax Dist:									
Exterior Wall 21 STONE 10										1 SFR CUST - 100% - 2021 Heated Area: 3366 HX Base Yr 2021										BUILDING MARKET VALUE 656,945									
Roof Structur 08 IRREGULAR 100																				TOTAL MARKET OB/XF VALUE 113,022									
Roof Cover 03 COMP SHNGL 100																				TOTAL LAND VALUE - MARKET 165,000									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET VALUE 934,967									
Interior Floo 11 CLAY TILE 60																				SOH/AGL Deduction 276,877									
Interior Floo 12 HARDWOOD 40																				ASSESSED VALUE 658,090									
Air Condition 03 CENTRAL 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Heating Type 04 AIR DUCTED 100																				BASE TAXABLE VALUE 608,090									
Bedrooms 4 100																				TOTAL JUST VALUE 934,967									
Bathrooms 4.5 100																				NCON VALUE 0									
Frame 02 WOOD FRAME 100																				INCOME VALUE									
Stories 1.5 1.5 100																				PREVIOUS YEAR MKT VALUE 920,343									
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 2,912 100 2,912 462,195																													
FGR 1,040 55 572 90,788																													
FOP 84 30 25 3,968																													
FOP 588 30 176 27,935																													
FUS 454 100 454 72,059																													
TOTALS 5,078 4,139 656,945																													
EXTRA FEATURES										95291 AMELIA NATIONAL PKWY, FERNANDINA BEACH																			
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 2019 2019 3 99 3,465																													
2 0855 CONC PAVER 0 100 0 0 1,800.00 SF 10.00 10.00 100 2019 2019 3 98 17,640																													
3 0855 CONC PAVER 0 100 12 6 72.00 SF 7.00 7.00 100 2019 2019 3 98 494																													
4 0911 SCRNM RM A 0 100 65 27 1,755.00 SF 17.50 17.50 100 2020 2020 3 90 27,641																													
5 0861 POOL GUNIT 0 100 0 0 580.00 SF 85.00 85.00 100 2020 2020 3 93 45,849																													
6 0855 CONC PAVER 0 100 0 0 1,175.00 SF 10.00 10.00 100 2020 2020 3 99 11,633																													
7 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2020 2020 3 90 1,800																													
8 0600 SUMMER KIT 0 100 0 0 1.00 UT 5,000.00 5,000.00 100 2020 2020 3 90 4,500																													
LAND DESCRIPTION										TOTAL OB/XF 113,022																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 03/09/2021 BY KW										Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000										PRINTED 08/06/2024 BY SYS									