LOT 104
AMELIA NATIONAL #1 PB 7/48

MCCLURE JOHN GUENTHER & POLLY PARKER
95253 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0104-0000

BUILDING CHARACTERISTICS

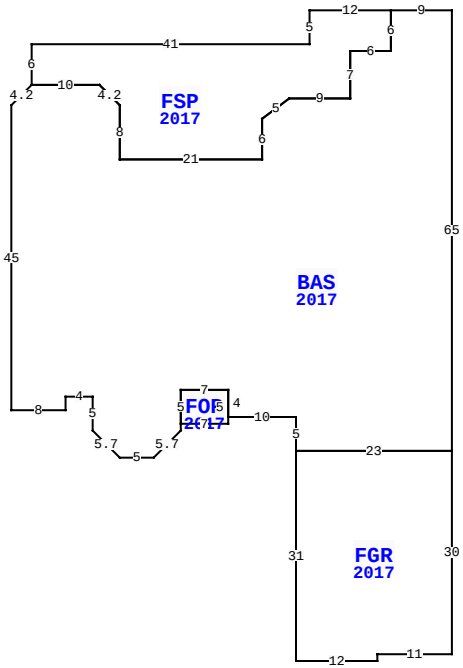
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	3,171	100	3,171	623,385
FGR	702	55	386	75,883
FOP	35	30	10	1,966
FSP	616	40	246	48,361
TOTALS	4,524		3,813	749,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,813	134.4168	201.63	768,815	2017	2017	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2024 Heated Area: 3171 HX Base Yr 2024



95253 AMELIA NATIONAL PKWY, 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		749,595
TOTAL MARKET OB/XF VALUE		19,746
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		934,341
SOH/AGL Deduction		32,382
ASSESSED VALUE		901,959
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		851,959
TOTAL JUST VALUE		934,341
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		850,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1704297	CO ISSUED	0	12/15/2017
B1704297	NEW CONSTR	408,837	05/15/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2565/1725	5/24/2022	SW	Q	I	01	1,100,000
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: MCCLURE JOHN GUENTH						
1599/0347	12/22/2008	WD	U	V	19	100
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: ICI JACKSONVILLE RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W9 FSP=[YR=2017] W12 S5 W41 S6 E10 D3 R3 S8 E21 N6 U3 R4 E9 N7 E6 N6$ S6 W6 S7 W9 L4 D3 S6 W21 N8 U3 L3 W10 D3 L3 S45 E8 N2 E4 S5 D4 R4 E5 R4 U4 N1 FOP=[YR=2017] E7 N5 W7 S5$ N5 E7 S4 E10 S5 FGR=[YR=2017] S31 E12 N1 E11 N30 W23$ E23 N65$.

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	5	5	25.00	SF	10.00	10.00	100	2017	2017	3	97	243	
2	0855	CONC PAVER	0	100	0	0	1,657.00	SF	10.00	10.00	100	2017	2017	3	97	16,073	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	98	3,430	

LAND DESCRIPTION

TOTAL OB/XF 19,746

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	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS