LOT 105
AMELIA NATIONAL #1 PB 7/48

BOZEMAN BRETT E & BRANDI H
95245 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0105-0000

BUILDING CHARACTERISTICS

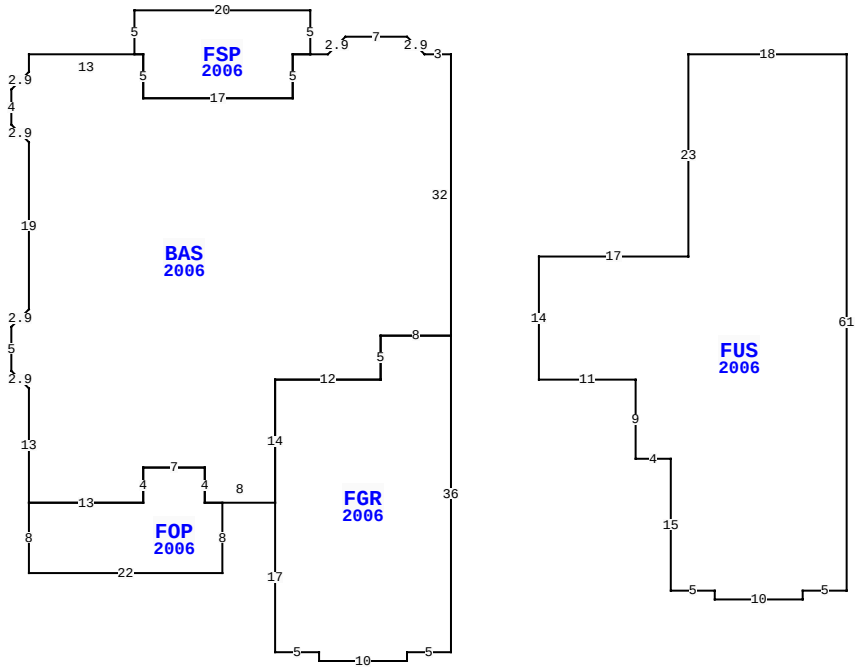
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	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	2,059	100	2,059	244,164
FGR	670	55	368	43,639
FOP	204	30	61	7,234
FSP	185	40	74	8,775
FUS	1,430	100	1,430	169,575
TOTALS	4,548		3,992	473,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,992	103.6800	129.60	517,363	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 0% - 0 Heated Area: 3489 HX Base Yr



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

95245 AMELIA NATIONAL PKWY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	473,387
TOTAL MARKET OB/XF VALUE	20,522
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	658,909
SOH/AGL Deduction	137,396
ASSESSED VALUE	521,513
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	521,513
TOTAL JUST VALUE	658,909
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	678,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001866	ROOF	23,927	02/02/2022
M12124	H/AC	0	10/01/2006
P11414	NEW CONSTR	0	08/01/2006
C18237	CO ISSUED	0	07/01/2006
R09547	REPAIR/RRF	5,600	07/01/2006
B18237	NEW CONSTR	300,828	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2350/0376	3/25/2020	WD	Q	I	01	438,800
GRANTOR: RES PARTNERS LLC						
GRANTEE: BOZEMAN BRETT E & B						
2304/1064	9/10/2019	SW	U	I	12	300,300
GRANTOR: BANK OF AMERICA NA						
GRANTEE: RES PARTNERS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W3 U2 L2 W7 D2 L2 W2 FSP=[YR=2006] N5W20S5E1S5E17N5E2$ W2 S5W17N5W13S2 D2 L2 S4 D2 R2 S19 D2 L2 S5 D2 R2 S13 FOP=[YR=2006] S8E22N8W2N4W7S4W13$ E13 N4E7S4 E8 FGR=[YR=2006] S17E5S1E10N1E5N36 W8S5W12S14$ N14E12N5E8N32$ PTR=S23E10 FUS=[YR=2006] E17 N23 E18 S61 W5S1W10N1W5N15W4N9W11N14$ W10N23$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0810	CONCRETE A	0	0	0	0	3,000.00	SF	6.50	6.50	100	2006	2006	3	87	16,965	
3	0810	CONCRETE A	0	0	24	3	72.00	SF	6.50	6.50	100	2006	2006	3	87	407	

LAND DESCRIPTION

TOTAL OB/XF 20,522

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS