LOT 107
IN OR 1464/1379
AMELIA NATIONAL #1 PB 7/48

MOLUMPHY DAVID R & CAROL D
95229 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

**2024**

**26-2N-28-006A-0107-0000**

## 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 70 |
| Interior Floo | 15 | HARDTILE 30 |
| 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 |

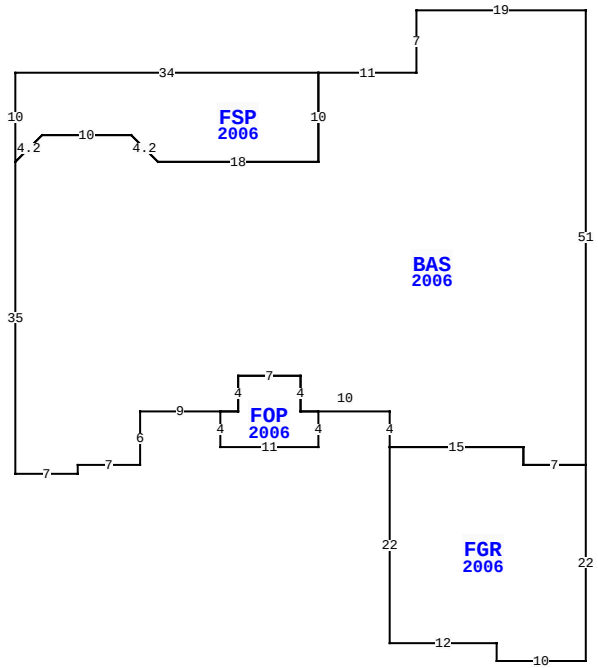
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,429 | 100 | 2,429 | 306,444 |
| FGR | 490 | 55 | 270 | 34,064 |
| FOP | 72 | 30 | 22 | 2,775 |
| FSP | 301 | 40 | 120 | 15,140 |
| TOTALS | 3,292 | | 2,841 | 358,421 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,841 | 110.3040 | 137.88 | 391,717 | 2006 | 2006 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SNGL FAM – 100% - 2009 Heated Area: 2429 HX Base Yr 2009




95229 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 | | 358,421 |
| TOTAL MARKET OB/XF VALUE | | 12,198 |
| TOTAL LAND VALUE - MARKET | | 165,000 |
| TOTAL MARKET VALUE | | 535,619 |
| SOH/AGL Deduction | | 297,862 |
| ASSESSED VALUE | | 237,757 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 187,757 |
| TOTAL JUST VALUE | | 535,619 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 538,161 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M11193 | H/AC | 0 | 03/01/2006 |
| E16678 | NEW CONSTR | 4,000 | 02/01/2006 |
| C16991 | CO ISSUED | 206,366 | 01/01/2006 |
| R08833 | REPAIR/RRF | 4,200 | 01/01/2006 |
| P10638 | NEW CONSTR | 0 | 01/01/2006 |
| B16991 | NEW CONSTR | 206,366 | 01/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1464/1379 | 12/11/2006 | WD | Q | I | | 449,000 |
| GRANTOR: AMERICAN HOMEBUILDERS | | | | | | |
| GRANTEE: MOLUMPHY DAVID R & | | | | | | |
| 1292/1254 | 2/03/2005 | WD | U | V | 19 | 3,559,000 |
| GRANTOR: AMELIA NATIONAL ENTER | | | | | | |
| GRANTEE: AMERICAN HOMEBUILDE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W19 S7 W11 FSP=[YR=2006] W34 S10 U3 R3 E10 D3 R3 E18 N10$ S10W18 U3 L3 W10 D3 L3 S35E7 N1E7N6E9
FOP=[YR=2006] S4E11N4W2N4W7 S4W2$ E2 N4E7S4E10S4
FGR=[YR=2006] S22 E12 S2 E10 N22 W7N2W15$ E15 S2 E7 N51$.

## 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 | 0 | 0 | 1,600.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 87 | 9,048 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,198

| 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 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