

LOT 108
IN OR 2519/620
AMELIA NATIONAL #1 PB 7/48

ODONNELL DAVID M & JENNIFER A
95205 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0108-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	11 CLAY TILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	5 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
Occupancy	00 NONE 100

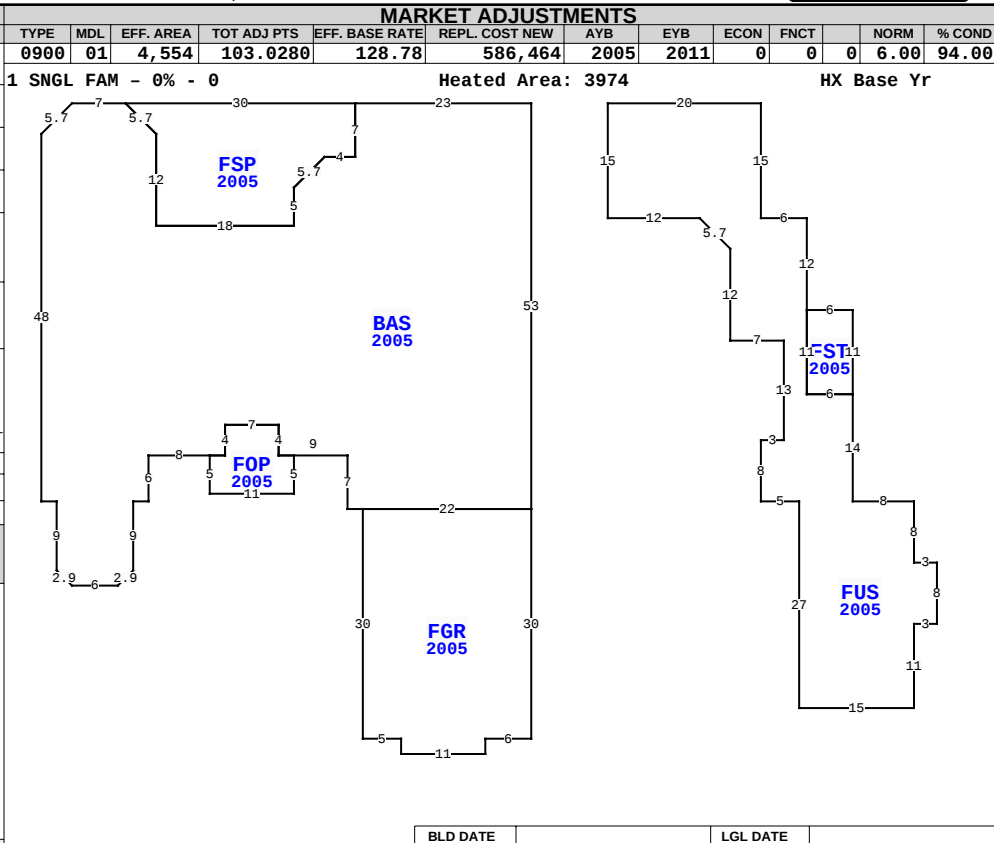
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	

NEIGHBORHOOD/LOC 4042.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,906	100	2,906	351,781
FGR	682	55	375	45,395
FOP	83	30	25	3,027
FSP	360	40	144	17,431
FST	66	55	36	4,358
FUS	1,068	100	1,068	129,285
TOTALS	5,165		4,554	551,276

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00
2	0855	CONC PAVER	0	0	0	1,400.00	SF	10.00	10.00
3	0819	CONC 12"	0	0	12	48.00	SF	9.50	9.50
4	0855	CONC PAVER	0	0	30	450.00	SF	10.00	10.00
5	0911	SCRN RM A	0	0	30	450.00	SF	17.50	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00

REVIEW DATE 09/10/2021 BY KWA



95205 AMELIA NATIONAL PKWY, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/18/2024 MLU									

TOTAL OB/XF									
26,195									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			551,276
TOTAL MARKET OB/XF VALUE			26,195
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			742,471
SOH/AGL Deduction			0
ASSESSED VALUE			742,471
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			742,471
TOTAL JUST VALUE			742,471
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			868,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109342	REPAIR/RRF	27,000	09/01/2021
B1701171	SCRN ENCLSR	10,044	03/01/2017
E14741	NEW CONSTR	1,500	04/01/2005
M09650	H/AC	0	04/01/2005
C14859	CO ISSUED	0	03/01/2005
P09263	NEW CONSTR	0	03/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2519/0620	12/06/2021	WD	Q	I	02	825,000
GRANTOR: WALKER STEVEN						
GRANTEE: O'DONNELL DAVID M &						
1989/0337	6/25/2015	WD	Q	I	02	491,000
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: WALKER STEVEN						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W23 FSP=[YR=2005] W30 D4 R4 S12E18N5 R4 U4 E4N7S\$7W4 D4 L4 S5W18N12 U4 L4 W7 L4 D4 S48E2S9 D2 R2 E6 U2 R2 N9E2N6E8FOP=[YR=2005] S5E11N5W2N4W7S4W2E2N4E7S4E9S7 E2 FGR=[YR=2005] S30E5S2E11N2E6N30 W22E22N53\$ PTR=E10 FUS=[YR=2005] E20 S15E6S12FST=[YR=2005] E6S11W6N11 \$S11E6S14E8S8E3S8W3S11W15N27W5 N8E3N13W7N12 U4 L4 W12N15\$ W10\$.									

OTHER ADJUSTMENTS AND NOTES									

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