

LOT 109
IN OR 2004/421
AMELIA NATIONAL #1 PB 7/48

FANELLI ANGELO J & TRICIA
95197 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0109-0000



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 80
Interior Wall	06 CUST PANEL 20
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4 100
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
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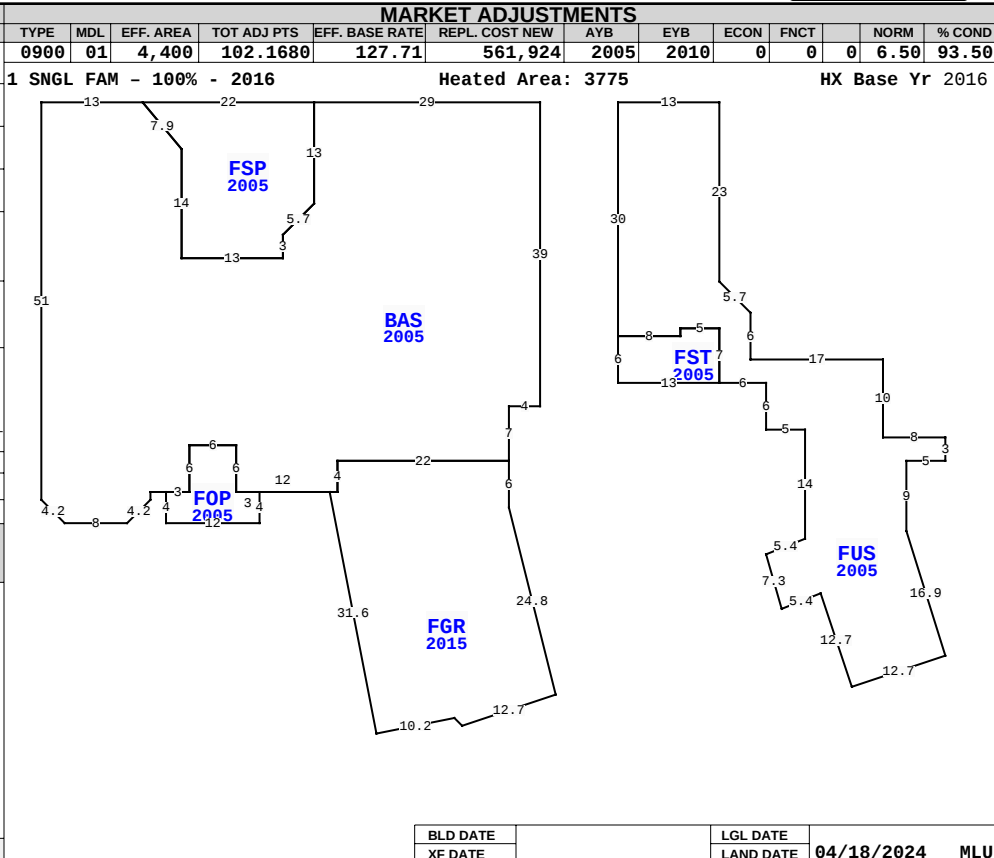
NEIGHBORHOOD/LOC	4042.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,744	100	2,744	327,658
FGR	763	55	420	50,152
FOP	84	30	25	2,985
FSP	335	40	134	16,001
FST	83	55	46	5,493
FUS	1,031	100	1,031	123,111

TOTALS	5,040	4,400	525,399
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0855	CONC PAVER	0	100	0	0	1,691.00	SF	7.00	7.00	
3	0855	CONC PAVER	0	100	0	0	228.00	SF	7.00	7.00	
4	0861	POOL GUNIT	0	100	31	14	434.00	SF	85.00	85.00	
5	0855	CONC PAVER	0	100	0	0	997.00	SF	10.00	10.00	
6	0911	SCRN RM A	0	100	53	27	1,431.00	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	UNIT TYPE	CONSD
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	1.00



TOTAL OB/XF											
72,762											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		525,399	
TOTAL MARKET OB/XF VALUE		72,762	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		763,161	
SOH/AGL Deduction		279,566	
ASSESSED VALUE		483,595	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		433,595	
TOTAL JUST VALUE		763,161	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		792,300	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108812	REPAIR/RRF	0	08/01/2021
B1632726	SCRN ENCLSRE	30,132	07/01/2016
B1632205	SWIM POOL	40,000	04/01/2016
B1530203	FGRTOBAS	2,000	04/01/2015
E14740	NEW CONSTR	1,500	04/01/2005
M09649	H/AC	0	04/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2004/0421	9/18/2015	WD Q	I	02	
GRANTOR: INTERVEST CONSTRUCTIO					SALE PRICE
GRANTEE: FANELLI ANGELO J &					
1302/0759	3/17/2005	WD U	V	07	100
GRANTOR: AMELIA NATIONAL ENTER					
GRANTEE: INTERVEST CONSTRUCT					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2005] W29 FSP=[YR=2005] W22 D6 R5 S14E13N3 R4 U4 N13\$ S13 D4 L4 S3 W13N14 L5 U6 W13 S51 D3 R3 E8 R3 U3 N1E2 FOP=[YR=2005] S4E12N4W3N6W6 S6W3\$ E3N6E6S6E12 FGR=[YR=2015] D31 R6 U2 R10 D1 R1 R12 U4 U24 L6 N6W22S4W1\$E1N4E22N7E4N39\$ PTR=E10 FUS=[YR=2005] E13S23 R4 D4 S6 E17S10E8S3W5S9 R5 D16 D4 L12 L4 U12 D2 L5 L2 U7 U2 R5 N14W5 N6W6FST=[YR=2005] W13N6E8N1E5S7\$N7W5 S1W8N30\$ W10\$.											