



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
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		3 100
Bathrooms		2.5 100
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	2,558	100	2,558	410,594
FGR	725	55	399	64,045
FOP	159	30	48	7,704
FOP	240	30	72	11,557
TOTALS	3,682		3,077	493,900

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,077	107.5480	161.32	496,382	2021	2021	0	0	0.50	99.50
1 SFR CUST - 0% - 0 Heated Area: 2558 HX Base Yr											
95191 AMELIA NATIONAL PKWY, FERNANDINA BEACH											
BLD DATE 03/22/2007 PH LGL DATE 04/18/2024 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0855	CONC PAVER	0	0	0	0	1,242.00	SF	1.00	1.00	100
2	0855	CONC PAVER	0	0	0	0	54.00	SF	1.00	1.00	100

YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2021	2021	3	99	1,230	
2021	2021	3	99	53	

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		493,900	
TOTAL MARKET OB/XF VALUE		1,283	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		660,183	
SOH/AGL Deduction		54,686	
ASSESSED VALUE		605,497	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		605,497	
TOTAL JUST VALUE		660,183	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		587,877	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2100624	CO ISSUED	0	11/29/2021
B2100624	NEW CONSTR	362,508	01/20/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2521/0768	12/06/2021	WD	Q	I	01
GRANTOR: RIVERSIDE HOMES OF NO					
GRANTEE: PARENTE JOHN & GRAC					
2286/1317	7/01/2019	SW	U	V	11
GRANTOR: ICI JACKSONVILLE RESI					
GRANTEE: RIVERSIDE HOMES OF					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] U3 L3 W13 D3 L3 W6 FOP=[YR=2021] W24 S10 E24 N10\$ S10 W24 S54 FOP=[YR=2021] S5 E27 FGR=[YR=2021] S1 E22 N2 E11 S3 W22 S5 W6 S9 E6 S5\$ N5 W6 N4 W6 S4 W15\$ E15 N4 E6 N5 E6 N5 E22 N50\$.											