



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 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,270	100	3,270	378,635
FGR	888	55	488	56,506
FOP	96	30	29	3,358
FOP	306	30	92	10,652
FST	36	55	20	2,316
FUS	857	100	857	99,232

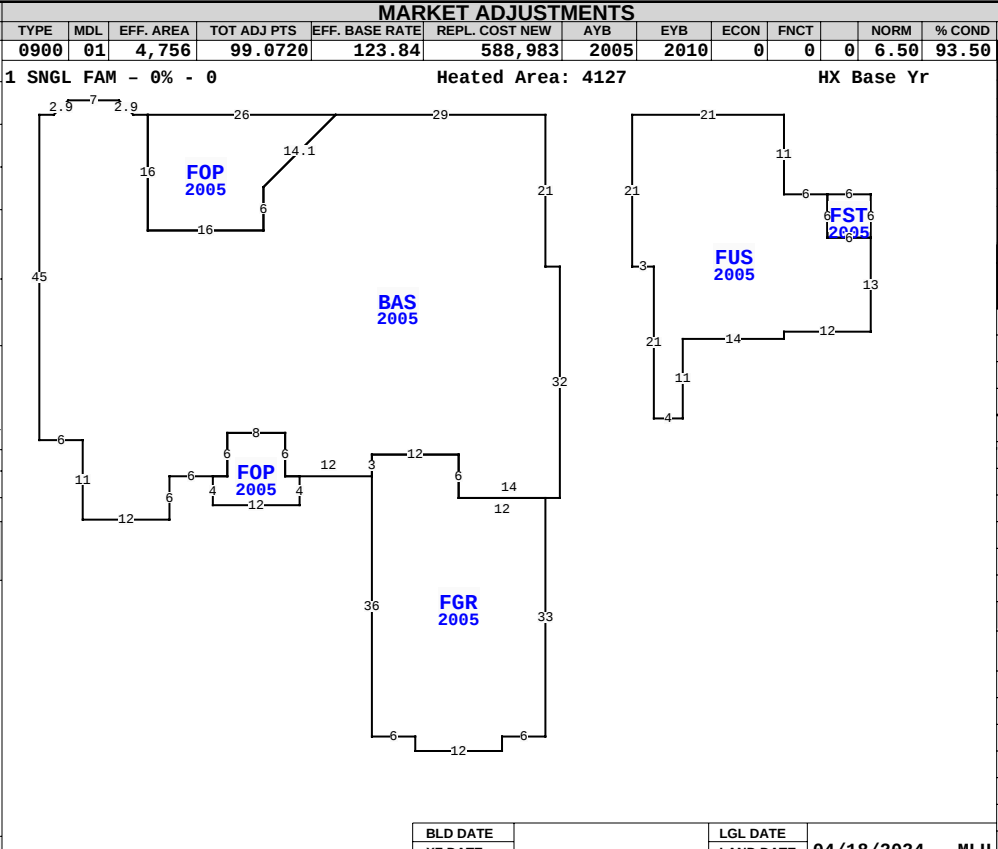
TOTALS	5,453		4,756	550,699
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EXTRA FEATURES

L N	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	2005	2005	3	89	3,115	
2	0810	CONCRETE A	0	0	0	0	1,850.00	SF	8.13	8.13	100	2005	2005	3	86	12,927	
3	0810	CONCRETE A	0	0	10	5	50.00	SF	6.50	6.50	100	2005	2005	3	86	280	
4	0861	POOL GUNIT	0	0	0	0	410.00	SF	85.00	85.00	100	2005	2005	3	40	13,940	
5	0845	KOOL DECK	0	0	0	0	680.00	SF	14.50	14.50	100	2005	2005	3	86	8,480	
6	0877	JACUZZI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	24	480	
7	0871	POOL HTR R	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2008	2008	3	35	1,400	
8	0600	SUMMER KIT	0	0	0	0	1.00	UT	20,000.00	20,000.00	100	2012	2012	3	55	11,000	
9	0855	CONC PAVER	0	0	14	3	52.00	SF	10.00	10.00	100	2007	2007	3	88	458	
10	0855	CONC PAVER	0	0	0	0	389.00	SF	10.00	10.00	100	2009	2009	3	90	3,501	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							



95185 AMELIA NATIONAL PKWY, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/18/2024	MLU
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TOTAL OB/XF 55,581

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		550,699
TOTAL MARKET OB/XF VALUE		78,430
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		794,129
SOH/AGL Deduction		89,135
ASSESSED VALUE		704,994
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		704,994
TOTAL JUST VALUE		794,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		829,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326913	SUMKIT	24,518	02/01/2013
B1226661	ADDITION	37,626	12/01/2012
C14669	CO ISSUED	0	04/24/2009
M09654	H/AC	0	04/01/2005
R07535	REPAIR/RRF	5,100	04/01/2005
P09146	NEW CONSTR	0	03/01/2005

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I V I RSN CD SALE PRICE
2364/0302	5/20/2020	WD Q	I 01 633,000
GRANTOR: SMITH ANTHONY C & MAR			
GRANTEE: COOKSON IAN C & OLG			
1611/1876	3/23/2009	WD Q	I 01 540,000
GRANTOR: THE PARK AVENUE BANK			
GRANTEE: SMITH ANTHONY C & M			

BUILDING NOTES			
BAS=[YR=2005] W29 FOP=[YR=2005] W26S16E16 N6 U10 R10 \$ D10 L10 S6W16N16W2 U2 L2 W7 D2 L2 W2 S4E6S11E12N6 E6 FOP=[YR=2005] S4E12N4W2N6W8S6W2\$ E2N6E8S6E12FGR=[YR=2005] S36E6S2E12 N2E6N33W12N6W12S3\$N3E12S6E14 N32W2N21\$ PTR=E12 FUS=[YR=2005] E21 S11E6FST=[YR=2005] E6S6W6N6\$S6E6S13 W12S1W14S11W4N21W3N21\$ W12\$.			

COOKSON IAN C & OLGA S
95185 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0111-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		4
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
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																												