



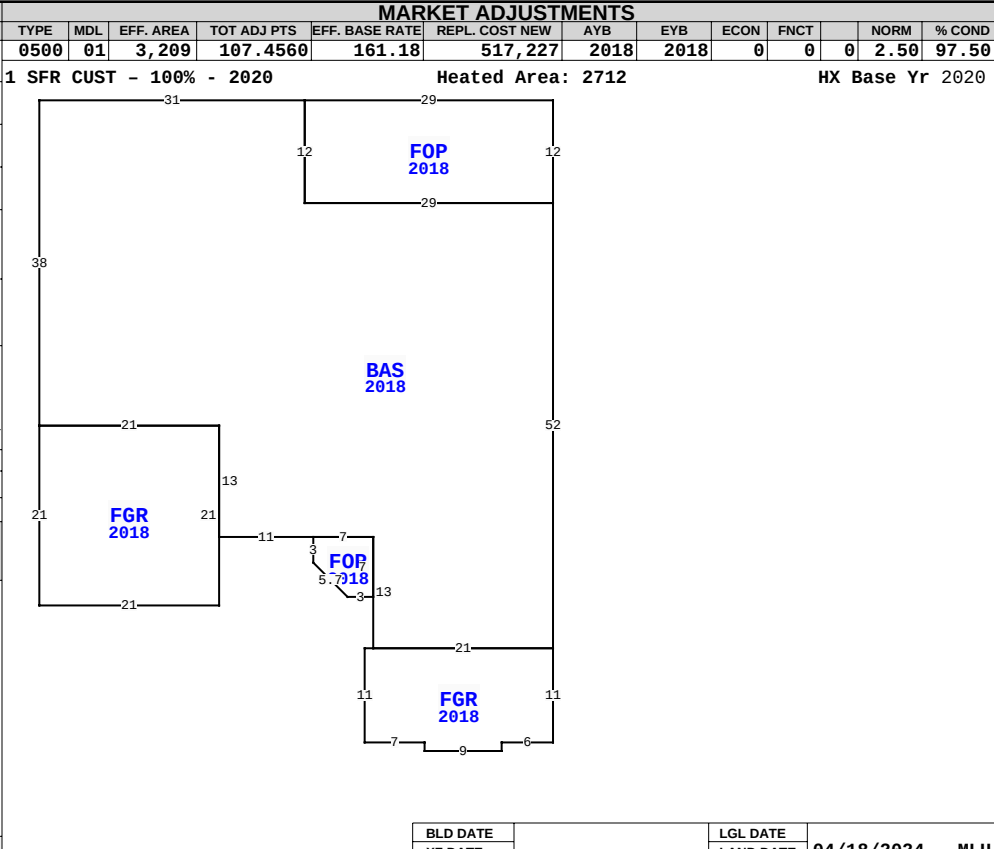
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,712	100	2,712	426,192
FGR	251	55	138	21,687
FGR	441	55	243	38,188
FOP	41	30	12	1,886
FOP	348	30	104	16,344
TOTALS	3,793		3,209	504,296

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
1	0810	CONCRETE A	0 100	15	4	60.00	SF	6.50	6.50	100	2018	2018	3	97
2	0812	CONCRETE C	0 100	0	0	1,202.00	SF	4.00	4.00	100	2018	2018	3	97
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00



95204 AMELIA NATIONAL PKWY, FERNANDINA BEACH										BLD DATE		LGL DATE		04/18/2024	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE					504,296
TOTAL MARKET OB/XF VALUE					8,472
TOTAL LAND VALUE - MARKET					165,000
TOTAL MARKET VALUE					677,768
SOH/AGL Deduction					534,510
ASSESSED VALUE					143,258
TOTAL EXEMPTION VALUE		HX HB			50,000
BASE TAXABLE VALUE					93,258
TOTAL JUST VALUE					677,768
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					605,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803380	CO ISSUED	0	10/26/2018
B1803380	NEW CONSTR	368,907	04/03/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2280/0823	6/05/2019	WD	Q	I	02	462,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: KATZENBACH CHRISTIN						
2085/1915	8/29/2016	WD	U	V	11	100
GRANTOR: FF FLORIDA SOUTHERN H						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES														
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BUILDING DIMENSIONS														
FOP=[YR=2018] W29 BAS=[YR=2018] W31 S38 FGR=[YR=2018] S21 E21 N21 W21\$ E21 S13 E11 FOP=[YR=2018] S3 D4 R4 E3 N7 W7\$ E7 S13 FGR=[YR=2018] W1 S11 E7 S1 E9 N1 E6 N11 W21\$ E21 N52 W29 N12\$ S12 E29 N12\$.														