

LOT 120  
IN OR 1596/597  
AMELIA NATIONAL #1 PB 7/48

WILLIVER HERBERT D & MARCIA N L/E/  
95218 AMELIA NATIONAL PKWY  
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0120-0000



| 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 90     |
| Interior Wall            | 08 DECORATIVE 10  |
| Interior Floo            | 14 CARPET 60      |
| Interior Floo            | 12 HARDWOOD 40    |
| 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 |
|---------|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 4042.00 |
|------------------|---------|

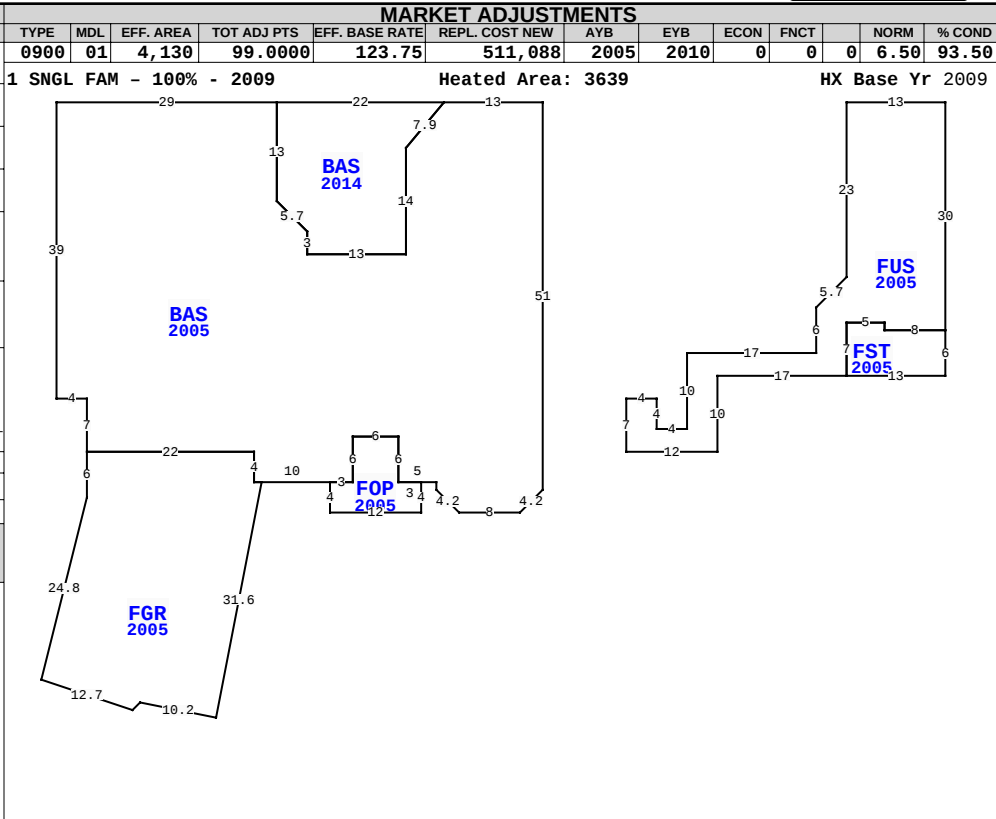
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,744            | 100         | 2,744        | 317,498              |
| BAS       | 335              | 100         | 335          | 38,761               |
| FGR       | 763              | 55          | 420          | 48,597               |
| FOP       | 84               | 30          | 25           | 2,893                |
| FST       | 83               | 55          | 46           | 5,323                |
| FUS       | 560              | 100         | 560          | 64,796               |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 4,569 | 4,130 | 477,867 |
|--------|-------|-------|---------|

|                |  |
|----------------|--|
| 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  | 0 100   | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 2005    | 2005        | 3 | 89     | 3,115           |       |
| 2   | 0810       | CONCRETE A  | 0 100   | 0  | 0  | 1,625.00 | SF | 6.50     | 6.50           | 100       | 2005    | 2005        | 3 | 86     | 9,084           |       |
| 3   | 0819       | CONC 12"    | 0 100   | 10 | 4  | 40.00    | SF | 9.50     | 9.50           | 100       | 2005    | 2005        | 3 | 86     | 327             |       |
| 4   | 0861       | POOL GUNIT  | 0 100   | 0  | 0  | 300.00   | SF | 85.00    | 85.00          | 100       | 2014    | 2014        | 3 | 75     | 19,125          |       |
| 5   | 0911       | SCRN RM A   | 0 100   | 19 | 48 | 912.00   | SF | 17.50    | 17.50          | 100       | 2014    | 2014        | 3 | 65     | 10,374          |       |
| 6   | 0855       | CONC PAVER  | 0 100   | 0  | 0  | 630.00   | SF | 10.00    | 10.00          | 100       | 2014    | 2014        | 3 | 95     | 5,985           |       |

| LAND DESCRIPTION |          |     |                      |     |     |  |
|------------------|----------|-----|----------------------|-----|-----|--|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | F D |  |
| 1                | 000134   | C   | SFR POND             | 100 |     |  |
|                  |          |     |                      |     |     |  |
|                  |          |     |                      |     |     |  |
|                  |          |     |                      |     |     |  |
|                  |          |     |                      |     |     |  |
|                  |          |     |                      |     |     |  |
|                  |          |     |                      |     |     |  |



|                                              |          |           |            |     |
|----------------------------------------------|----------|-----------|------------|-----|
| 95218 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     |              |             | 477,867 |
| TOTAL MARKET OB/XF VALUE  |              |             | 48,010  |
| TOTAL LAND VALUE - MARKET |              |             | 165,000 |
| TOTAL MARKET VALUE        |              |             | 690,877 |
| SOH/AGL Deduction         |              |             | 361,708 |
| ASSESSED VALUE            |              |             | 329,169 |
| TOTAL EXEMPTION VALUE     | HX HB        |             | 50,000  |
| BASE TAXABLE VALUE        |              |             | 279,169 |
| TOTAL JUST VALUE          |              |             | 690,877 |
| NCON VALUE                |              |             | 0       |
| INCOME VALUE              |              |             |         |
| PREVIOUS YEAR MKT VALUE   |              |             | 712,417 |

|            |             |        |            |
|------------|-------------|--------|------------|
| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
| 22000684   | REPAIR/RRF  | 29,000 | 01/13/2022 |
| B2001120   | REMODEL     | 15,225 | 03/12/2020 |
| B1428437   | SWIM POOL   | 45,825 | 03/01/2014 |
| B1428477   | SCRN ENCL   | 22,557 | 03/01/2014 |
| E15553     | NEW CONSTR  | 1,500  | 08/01/2005 |
| M10072     | H/AC        | 0      | 07/01/2005 |

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| BUILDING NOTES                                                                                                                                                                                                                                                                                                                                                |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                           |  |
| BAS=[YR=2005] W13 BAS=[YR=2014] W22S13 D4 R4 S3 E13N14 R5 U6 \$ D6 L5 S14 W13N3 U4 L4 N13W29S39E4S7 FGR=[YR=2005] S6 L6 D24 D4 R12 U1 R1 D2 R10 R6 U31 W1N4W22\$E22 S4E10 FOP=[YR=2005] S4E12N4W3N6W6S6 W3\$E3N6E6S6E5S1 D3 R3 E8 R3 U3 N51\$ PTR=E40 FUS=[YR=2005] E13S30 FST=[YR=2005] S6W13N7E5S1E8\$W8N1W5S7 W17S10W12N7E4S4E4N10E17N6 U4 R4 N23\$ W40\$. |  |