LOT 124
AMELIA NATIONAL #1 PB 7/48

CANTRELL JONATHAN H & MICHELLE
95236 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0124-0000

BUILDING CHARACTERISTICS

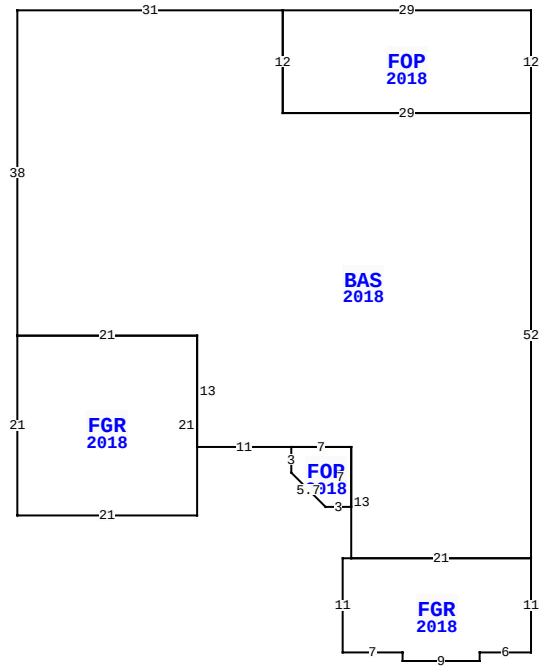
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	429,497
FGR	251	55	138	21,855
FGR	441	55	243	38,483
FOP	41	30	12	1,900
FOP	348	30	104	16,471
TOTALS	3,793		3,209	508,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,209	108.2840	162.43	521,238	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2020 Heated Area: 2712 HX Base Yr 2020



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024 MLU
INC DATE		AG DATE	

95236 AMELIA NATIONAL PKWY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		508,207
TOTAL MARKET OB/XF VALUE		8,279
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		681,486
SOH/AGL Deduction		300,257
ASSESSED VALUE		381,229
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		331,229
TOTAL JUST VALUE		681,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		608,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803381	CO ISSUED	0	12/17/2018
B1803381	NEW CONSTR	365,036	04/03/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2316/1294	10/31/2019	WD	Q	I	01	478,000
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: CANTRELL JONATHAN H						
1599/0347	12/22/2008	WD	U	V	19	100
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: ICI JACKSONVILLE RE						

BUILDING NOTES

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$.

EXTRA FEATURES

LN	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	2019	2019	3	99	3,465	
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2018	2018	3	97	189	
3	0812	CONCRETE C	0	100	0	0	1,192.00	SF	4.00	4.00	100	2018	2018	3	97	4,625	

LAND DESCRIPTION

TOTAL OB/XF 8,279

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 02/01/2019 BY KW Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS