LOT 180
AMELIA NATIONAL #1B PB 7/191

WEAVER LIVING TRUST/WEAVER TODD T TRUSTEE
5577 PALMER CIR #201
BRADENTON, FL 34211

2024

26-2N-28-006A-0180-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

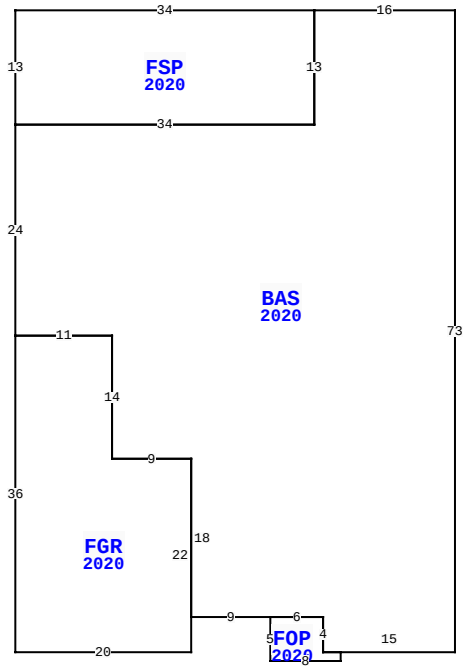
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,554	100	2,554	396,033
FGR	594	55	327	50,706
FOP	32	30	10	1,550
FSP	442	40	177	27,447
TOTALS	3,622		3,068	475,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,068	104.4200	156.63	480,541	2020	2020	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2021 Heated Area: 2554 HX Base Yr 2021



95430 AMELIA NATIONAL PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		475,736
TOTAL MARKET OB/XF VALUE		6,292
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		647,028
SOH/AGL Deduction		227,192
ASSESSED VALUE		419,836
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		369,836
TOTAL JUST VALUE		647,028
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		598,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240007571	32X14 + 7X7 SPA	110,175	06/26/2024
C1913040	CO ISSUED	0	05/13/2020
B1913040	NEW CONSTR	354,825	12/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2703/885	4/02/2024	WD	Q	I	01	820,000

GRANTOR: AMBROSE SCOTT F & JAN
GRANTEE: WEAVER LIVING TRUST

2396/0517	9/25/2020	WD	Q	I	02	485,000

GRANTOR: FF FLORIDA RESIDENTIA
GRANTEE: AMBROSE SCOTT F & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 FSP=[YR=2020] W34 S13 E34 N13$ S13 W34 S24 FGR=[YR=2020] S36 E20 N22 W9 N14 W11$ E11 S14 E9 S18 E9 FOP=[YR=2020] S5 E8 N1 W2 N4 W6$ E6 S4 E15 N73$.

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	0810	CONCRETE A	0	100	18	4	72.00	SF	6.50	6.50	100	2020	2020	3	99	463	
2	0811	CONCRETE B	0	100	0	0	964.00	SF	5.20	5.20	100	2020	2020	3	99	4,963	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	875.00	875.00	100	2020	2020	3	99	866	

LAND DESCRIPTION

TOTAL OB/XF 6,292

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	000135	C	SFR CNSVTN	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 03/09/2021 BY KW Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS