

LOT 238
IN OR 2238/1327
AMELIA NATIONAL #1B PB 7/191

KINAL ALBERT V & SUSAN M
95448 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0238-0000



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 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		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
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NEIGHBORHOOD/LOC	4042.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,180	100	3,180	488,886
FGR	156	55	86	13,221
FGR	577	55	317	48,735
FOP	144	30	43	6,611
FOP	555	30	166	25,521
FST	20	55	11	1,691

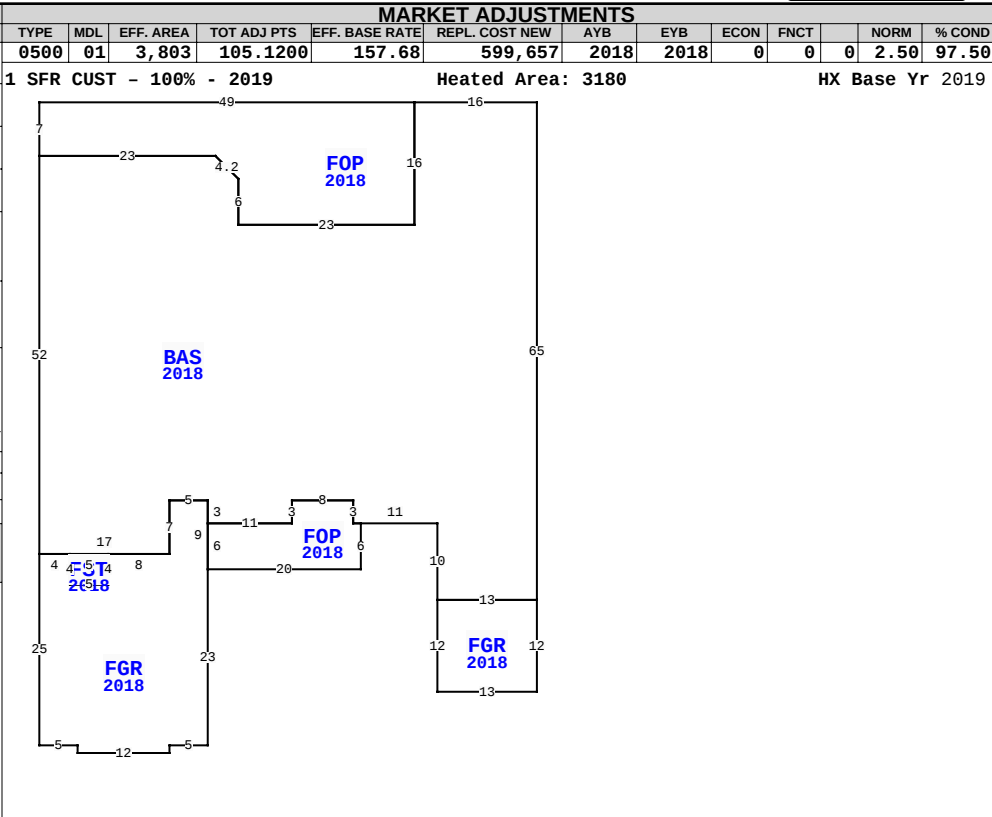
TOTALS	4,632		3,803	584,666
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EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0 100	5	4	20.00	SF	6.50	6.50	100	2018	2018	3	97	126	
2	0812	CONCRETE C	0 100	0	0	1,256.00	SF	4.00	4.00	100	2018	2018	3	97	4,873	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430	
4	0911	SCRN RM A	0 100	49	20	980.00	SF	17.50	17.50	100	2021	2021	3	93	15,950	
5	0861	POOL GUNIT	0 100	0	0	295.00	SF	85.00	85.00	100	2021	2021	3	95	23,821	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860	
7	0855	CONC PAVER	0 100	0	0	685.00	SF	10.00	10.00	100	2021	2021	3	99	6,782	
8	0600	SUMMER KIT	0 100	0	0	1.00	UT	8,750.00	8,750.00	100	2021	2021	3	93	8,138	

LAND DESCRIPTION	
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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	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							



95448 AMELIA NATIONAL PKWY, FERNANDINA BEACH	BLD DATE	LGL DATE	04/18/2024	MLU
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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	0810	CONCRETE A	0 100	5	4	20.00	SF	6.50	6.50	100	2018	2018	3	97	126	
2	0812	CONCRETE C	0 100	0	0	1,256.00	SF	4.00	4.00	100	2018	2018	3	97	4,873	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430	
4	0911	SCRN RM A	0 100	49	20	980.00	SF	17.50	17.50	100	2021	2021	3	93	15,950	
5	0861	POOL GUNIT	0 100	0	0	295.00	SF	85.00	85.00	100	2021	2021	3	95	23,821	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860	
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8	0600	SUMMER KIT	0 100	0	0	1.00	UT	8,750.00	8,750.00	100	2021	2021	3	93	8,138	

TOTAL OB/XF	64,980
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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	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							

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														

VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		584,666
TOTAL MARKET OB/XF VALUE		64,980
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		814,646
SOH/AGL Deduction		315,647
ASSESSED VALUE		498,999
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		448,999
TOTAL JUST VALUE		814,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		768,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2008156	SCRN ENCLSR	5,940	10/01/2020
B2006212	SWIM POOL	59,625	08/01/2020
B2005739	1 DOOR	8,500	07/01/2020
C1705093	CO ISSUED	0	03/23/2018
B1705093	NEW CONSTR	413,979	06/08/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2238/1327	11/19/2018	WD Q	Q	I	02
GRANTOR: AMELIA NATIONAL CONST					
GRANTEE: KINAL ALBERT V & SU					
2123/0586	5/26/2017	SW U	V	37	207,000
GRANTOR: AMELIA NATIONAL ENTER					
GRANTEE: AMELIA NATIONAL CON					

BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2018] W16 FOP=[YR=2018] W49 S7 E23 D3 R3 S6 E23 N16\$ S16 W23 N6 U3 L3 W23 S52 FGR=[YR=2018] S25 E5 S1 E12 N1 E5 N23 FOP=[YR=2018] E20 N6 W1 N3 W8 S3 W11 S6\$ N9 W5 S7 W8 FST=[YR=2018] W5 S4 E5 N4\$ S4 W5 N4 W4\$ E17 N7 E5 S3 E11 N3 E8 S3 E11 S10 FGR=[YR=2018] S12 E13 N12 W13\$ E13 N65\$.					