

DEMENNA WILLIAM G & MARY L
95454 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0239-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 80

Interior Floo14CARPET 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms3100

Frame02WOOD FRAME 100

Stories Units1.01.100
0100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4042.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS3,0801003,080587,768

FGR6905538072,517

FOP3730112,099

FSP5484021941,793

TOTALS4,3553,690704,177

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100201620163973,395

20855CONC PAVER0100001,709.00SF10.0010.001002016201639616,406

30855CONC PAVER01005212624.00SF10.0010.00100202120213996,178

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSEUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CSFR POND100PUD0.000.001.00LT1.001.001.00165,000.00165,000.00165,000

REVIEW DATE11/30/2022BYDJATotal Acres: 0.00Total Land Value: 165,000Market: 0Agricultural: 0Common: 165,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0500113,690129.1590193.74714,90120162020001.5098.50

1 SFR CUST - 100% - 2024Heated Area: 3080HX Base Yr 2024

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE704,177

TOTAL MARKET OB/XF VALUE25,979

TOTAL LAND VALUE - MARKET165,000

TOTAL MARKET VALUE895,156

SOH/AGL Deduction0

ASSESSED VALUE895,156

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE845,156

TOTAL JUST VALUE895,156

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE840,085

PERMIT NUMDESCRIPTIONAMTISSUED

B1530659CO ISSUED005/09/2016

B1530659NEW CONSTR390,26906/01/2015

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQUANTITYVALUERSN CD

SALE PRICE

2579/14767/17/2022WDQI01

1,100,000

GRANTOR: ABUCEWICZ VINCENT & E

GRANTEE: DEMENNA WILLIAM G &

2045/17915/13/2016WDQI01

465,800

GRANTOR: AMELIA NATIIONAL CONS

GRANTEE: ABUCEWICZ VINCENT &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] U3 L3 FSP=[YR=2016] N6 W49 S7 E9 D3 R4 S6 E23 N7 U3 R3 E10 \$ W10 D3 L3 S7 W23N6 U3 L4 W9 N7 W13 S58 FGR=[YR=2016] S30 E23 N30 W23\$ E23 N4 E8 FOP=[YR=2016] S1 E9 N5 W7 S4 W2\$ E2 N4 E7 S8 D3 R7 R6 U3 N5 E4 S2 E8 N46\$.