



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
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	3,078	100	3,078	462,717
FGR	699	55	384	57,727
FOP	79	30	24	3,608
FSP	555	40	222	33,374
TOTALS	4,411		3,708	557,426

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,846.00	SF	4.00	4.00	

1 SFR CUST - 100% - 2018

Heated Area: 3078

HX Base Yr 2018

95474 AMELIA NATIONAL PKWY, FERNANDINA BEACH, FL 32034

TOTAL OB/XF											
10,592											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			557,426
TOTAL MARKET OB/XF VALUE			10,592
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			733,018
SOH/AGL Deduction			311,962
ASSESSED VALUE			421,056
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			371,056
TOTAL JUST VALUE			733,018
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			657,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1702273	CO ISSUED	0	10/02/2017
B1702273	NEW CONSTR	394,991	03/20/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2282/1488	6/05/2019	QC	U	I	11
GRANTOR: GILLILAND MICHAEL & L					
GRANTEE: GILLILAND MICHAEL A					
2150/0152	10/03/2017	WD	Q	I	01
GRANTOR: AMELIA NATIONAL CONST					
GRANTEE: GILLILAND MICHAEL &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] L3 U3 FSP=[YR=2017] N6 W49 S7 E9 D3 R3 S6 E24 N7 R3 U3 E10\$ W10 D3 L3 S7 W24 N6 L3 U3 W9 N7 W13 S58 FGR=[YR=2017] S30 E7 S1 E9 N1 E7 N30 W23\$ E23 FOP=[YR=2017] E17 N7 W7 S4 W10 S3\$ N3 E10 N4 E7 S7 E13 N3 E12 N46\$.											