LOT 244
AMELIA NATIONAL #1B PB 7/191

HENRIQUEZ TRUST/HENRIQUEZ RICARDO E TRUSTEE
95490 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32834

2024

26-2N-28-006A-0244-0000

BUILDING CHARACTERISTICS

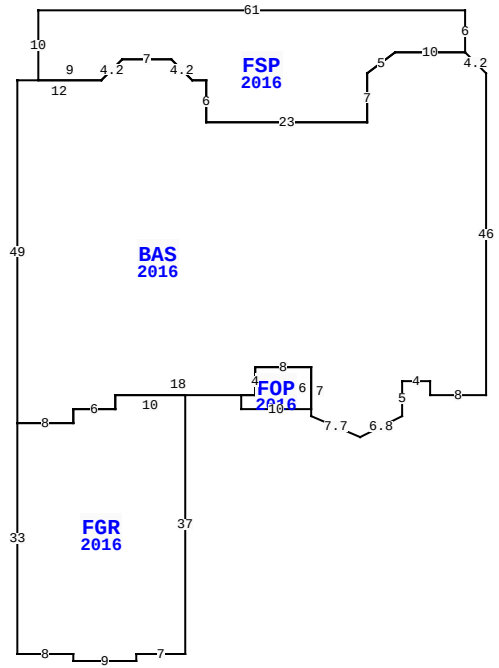
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,027	100	3,027	443,650
FGR	853	55	469	68,739
FOP	52	30	16	2,345
FSP	668	40	267	39,133
TOTALS	4,600		3,779	553,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,779	101.2500	151.88	573,955	2016	2016	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2017 Heated Area: 3027 HX Base Yr 2017



95490 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		553,867
TOTAL MARKET OB/XF VALUE		16,243
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		735,110
SOH/AGL Deduction		410,184
ASSESSED VALUE		324,926
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		274,926
TOTAL JUST VALUE		735,110
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		660,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530878	CO ISSUED	0	03/29/2016
B1530878	NEW CONSTR	395,552	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2106/0632	3/09/2017	QC	U	I	11	100
GRANTOR: HENRIQUEZ RICARDO E &						
GRANTEE: HENRIQUEZ TRUST						
2038/1452	4/07/2016	WD	Q	I	01	433,500
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: HENRIQUEZ RICARDO E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] U3 L3 FSP=[YR=2016] N6 W61 S10 E9 U3 R3 E7 D3 R3 E2 S6 E23 N7 U3 R4 E10$ W10 L4 D3 S7 W23 N6 W2 L3 U3 W7 D3 L3 W12 S49 FGR=[YR=2016] S33 E8 S1 E9 N1 E7 N37 W10 S2 W6 S2 W8$ E8 N2 E6 N2 E18 FOP=[YR=2016] S2 E10 N6 W8 S4 W2$ E2 N4 E8 S7 D3 R7 R6 U3 N5 E4 S2 E8 N46$.

EXTRA FEATURES

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	0855	CONC PAVER	0	100	0	0	1,692.00	SF	10.00	10.00	100	2016	2016	3	96	16,243	

LAND DESCRIPTION

TOTAL OB/XF 16,243

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 11/30/2022 BY DJA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS