

LOT 245
IN OR 2248/1012
AMELIA NATIONAL #1B PB 7/191

THOMAS SONIA
95496 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0245-0000



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 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	

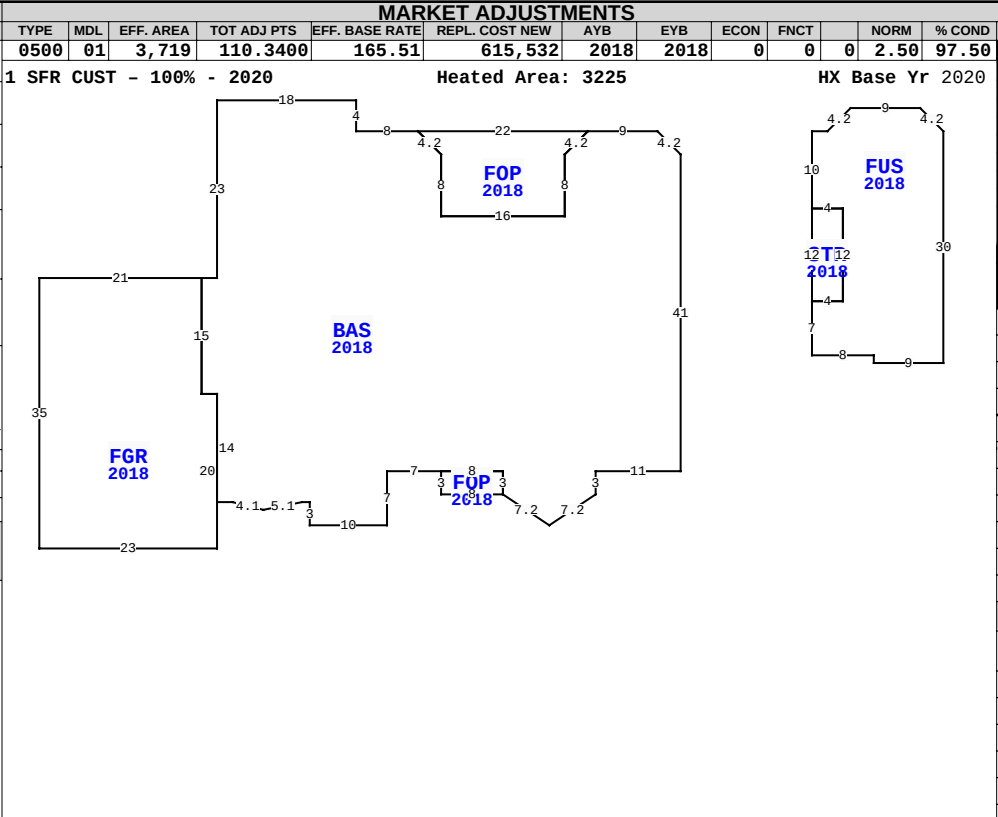
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,735	100	2,735	441,353
FGR	775	55	426	68,744
FOP	24	30	7	1,130
FOP	185	30	56	9,037
FUS	490	100	490	79,073
STR	48	10	5	807

TOTALS	4,257		3,719	600,144
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	76	4	304.00	SF	6.50	
3	0812	CONCRETE C	0 100	0	0	1,730.00	SF	4.00	

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

REVIEW DATE 02/01/2019 BY KW



95496 AMELIA NATIONAL PKWY, FERNANDINA BEACH	BLD DATE	LGL DATE	04/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430	
2	0810	CONCRETE A	0 100	76	4	304.00	SF	6.50	6.50	100	2018	2018	3	97	1,917	
3	0812	CONCRETE C	0 100	0	0	1,730.00	SF	4.00	4.00	100	2018	2018	3	97	6,712	

TOTAL OB/XF										12,059						
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
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

Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				600,144	
TOTAL MARKET OB/XF VALUE				12,059	
TOTAL LAND VALUE - MARKET				165,000	
TOTAL MARKET VALUE				777,203	
SOH/AGL Deduction				276,782	
ASSESSED VALUE				500,421	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				450,421	
TOTAL JUST VALUE				777,203	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				728,910	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806592	CO ISSUED	0	12/18/2018
B1806592	NEW CONSTR	428,883	06/26/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2248/1012	1/10/2019	WD	Q	I	01
GRANTOR: ICI JACKSONVILLE RESI					SALE PRICE
GRANTEE: THOMAS SONIA					529,500
1599/0347	12/22/2009	WD	U	V	19
GRANTOR: INTERVEST CONSTRUCTIO					100
GRANTEE: ICI JACKSONVILLE RE					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS

BAS=[YR=2018] W9 FOP=[YR=2018] W22 D3 R3 S8 E16 N8 U3 R3 \$ D3 L3 S8 W16 N8 U3 L3 W8 N4 W18 S23 W2 FGR=[YR=2018] W21 S35 E23 N20 W2 N15\$ S15 E2 S14 E2 D1 R4 U1 R5 E1 S3 E10 N7 E7 FOP=[YR=2018] S3 E8 N3 W8\$ E8 S3 D4 R6 U4 R6 N3 E11 N41 U3 L3 \$ PTR= E20 FUS=[YR=2018] E2 U3 R3 E9 D3 R3 S30 W9 N1 W8 N7 STR=[YR=2018] N12 E4 S12 W4\$ E4 N12 W4 N10\$ W20\$.