LOT 283
AMELIA NATIONAL #1B PB 7/191

HEBRON RONALD & ROSSANA L/E/
95578 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0283-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

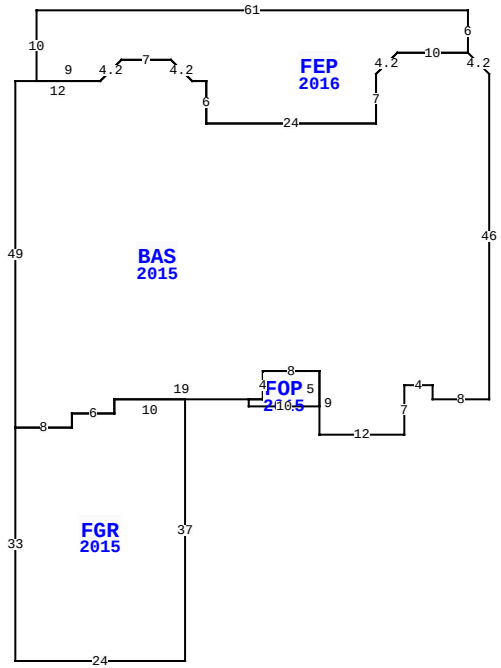
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,020	100	3,020	555,023
FEP	677	80	542	99,610
FGR	844	55	464	85,275
FOP	42	30	13	2,389
TOTALS	4,583		4,039	742,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,039	127.6299	191.44	773,226	2015	2015	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2021 Heated Area: 3020 HX Base Yr 2021



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024 MLU
INC DATE		AG DATE	

95578 AMELIA NATIONAL PKWY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		742,297
TOTAL MARKET OB/XF VALUE		16,535
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		923,832
SOH/AGL Deduction		374,899
ASSESSED VALUE		548,933
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		498,933
TOTAL JUST VALUE		923,832
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		689,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631894	SUNROOM	25,555	03/07/2016
B1530239	CO ISSUED	0	09/21/2015
B1530239	NEW CONSTR	394,548	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2674/391	10/17/2023	QC	U	I	11	100
GRANTOR: HEBRON RONALD & ROSSA						
GRANTEE: SIMMONS CHARLENE HE						
2556/0351	4/18/2022	QC	U	I	11	100
GRANTOR: HEBRON RONALD & ROSSA						
GRANTEE: HEBRON JACLYN JAY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] U3 L3 FEP=[YR=2016] N6 W61 S10 E9 U3 R3 E7 D3 R3 E2 S6 E24 N7 U3 R3 E10$ W10 D3 L3 S7 W24 N6 W2 U3 L3 W7 D3 L3 W12 S49 FGR=[YR=2015] S33 E24 N37 W10 S2 W6 S2 W8$ E8 N2 E6 N2 E19 FOP=[YR=2015] S1 E10 N5 W8 S4 W2 $ E2 N4 E8 S9 E12 N7 E4 S2 E8 N46$.

EXTRA FEATURES

LN	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	2015	2015	3	97	3,395	
2	0855	CONC PAVER	0	100	0	0	1,976.00	SF	7.00	7.00	100	2015	2015	3	95	13,140	

LAND DESCRIPTION

TOTAL OB/XF 16,535

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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