LOT 285
AMELIA NATIONAL #1B PB 7/191

FERRI ENRICO J & ROBIN M
95590 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0285-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 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

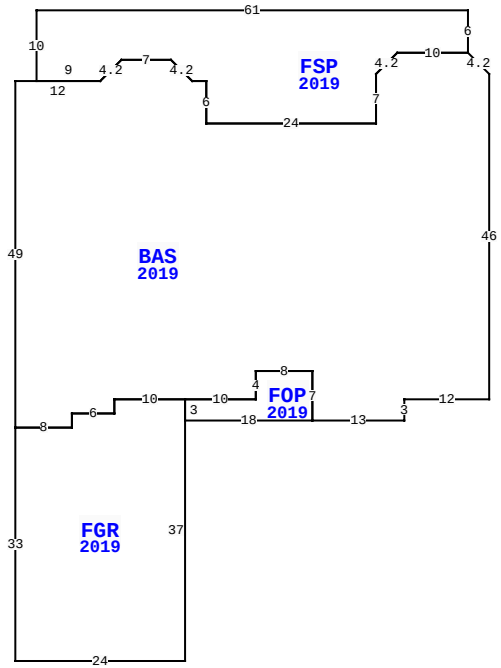
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,007	100	3,007	586,572
FGR	844	55	464	90,512
FOP	86	30	26	5,072
FSP	677	40	271	52,864
TOTALS	4,614		3,768	735,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,768	132.7023	199.05	750,020	2019	2019	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2020 Heated Area: 3007 HX Base Yr 2020



95590 AMELIA NATIONAL PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		735,020
TOTAL MARKET OB/XF VALUE		10,979
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		910,999
SOH/AGL Deduction		446,151
ASSESSED VALUE		464,848
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		414,848
TOTAL JUST VALUE		910,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		678,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1809007	CO ISSUED	424,248	11/20/2019
B1809007	NEW CONSTR	424,248	12/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2322/1249	12/02/2019	WD	Q	I	01	487,300
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: FERRI ENRICO J & RO						
1599/0347	12/22/2008	WD	U	V	19	100
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: ICI JACKSONVILLE RE						

BUILDING NOTES

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	2019	2019	3	99	3,465	
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2019	2019	3	98	172	
3	0812	CONCRETE C	0	100	0	0	1,873.00	SF	4.00	4.00	100	2019	2019	3	98	7,342	

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 FSP=[YR=2019] 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=2019] S33 E24 N37 W10 S2 W6 S2 W8$ E8 N2 E6 N2 E10 FOP=[YR=2019] S3 E18 N7 W8 S4 W10$ E10 N4 E8 S7 E13 N3 E12 N46$.

LAND DESCRIPTION

TOTAL OB/XF 10,979

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 11/12/2019 BY KW Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS