



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 Floop	11	CLAY TILE 100
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
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,583	100	2,583	550,111
FGR	773	55	425	90,514
FOP	24	30	7	1,491
FSP	185	40	74	15,760

TOTALS	3,565		3,089	657,875
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0855	CONC PAVER	0 100	0	0	36.00	SF	10.00	10.00
3	0855	CONC PAVER	0 100	0	0	1,974.00	SF	10.00	10.00
4	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00

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	11/13/2019	BY	KW
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	11	3,089	144.8816	217.32	671,301	2019	2019	0	0
1 SFR CUST - 100% - 2021									
Heated Area: 2583									
HX Base Yr 2021									
95602 AMELIA NATIONAL PKWY, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/18/2024 MLU									

TOTAL OB/XF									
27,463									

TOTAL OB/XF									
27,463									

Total Acres: 0.00	Total Land Value: 165,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
657,875									
TOTAL MARKET OB/XF VALUE									
27,463									
TOTAL LAND VALUE - MARKET									
165,000									
TOTAL MARKET VALUE									
850,338									
SOH/AGL Deduction									
397,723									
ASSESSED VALUE									
452,615									
TOTAL EXEMPTION VALUE									
50,000									
BASE TAXABLE VALUE									
402,615									
TOTAL JUST VALUE									
850,338									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
637,480									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909472	CO ISSUED	0	07/26/2019
B1909472	NEW CONSTR	354,459	01/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2294/1834	7/30/2019	WD	Q	I	01	476,800	
GRANTOR: ICI JACKSONVILLE RESI							
GRANTEE: VARANE KENNETH E &							
1599/0347	12/22/2008	WD	U	V	19	100	
GRANTOR: INTERVEST CONSTRUCTIO							
GRANTEE: ICI JACKSONVILLE RE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] U3 L3 W9 FSP=[YR=2019] W22 D3 R3 S8 E16 N8 U3 R3 \$ L3 D3 S8 W16 N8 U3 L3 W26 S46 FGR=[YR=2019] S35 E23 N33 W16 N2 W7\$ E7 S2 E16 N5 E7 FOP=[YR=2019] S3 E8 N3 W8\$ E8 S6 D2 R4 E3 U2 R4 N5 E11 N41\$.									

OTHER ADJUSTMENTS AND NOTES									

Common: 165,000	PRINTED 08/06/2024 BY SYS
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