



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
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
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NEIGHBORHOOD/LOC	4042.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,064	100	3,064	607,430
FGR	178	55	98	19,429
FGR	588	55	323	64,034
FOP	52	30	16	3,172
FOP	655	30	196	38,857
FST	24	55	13	2,577

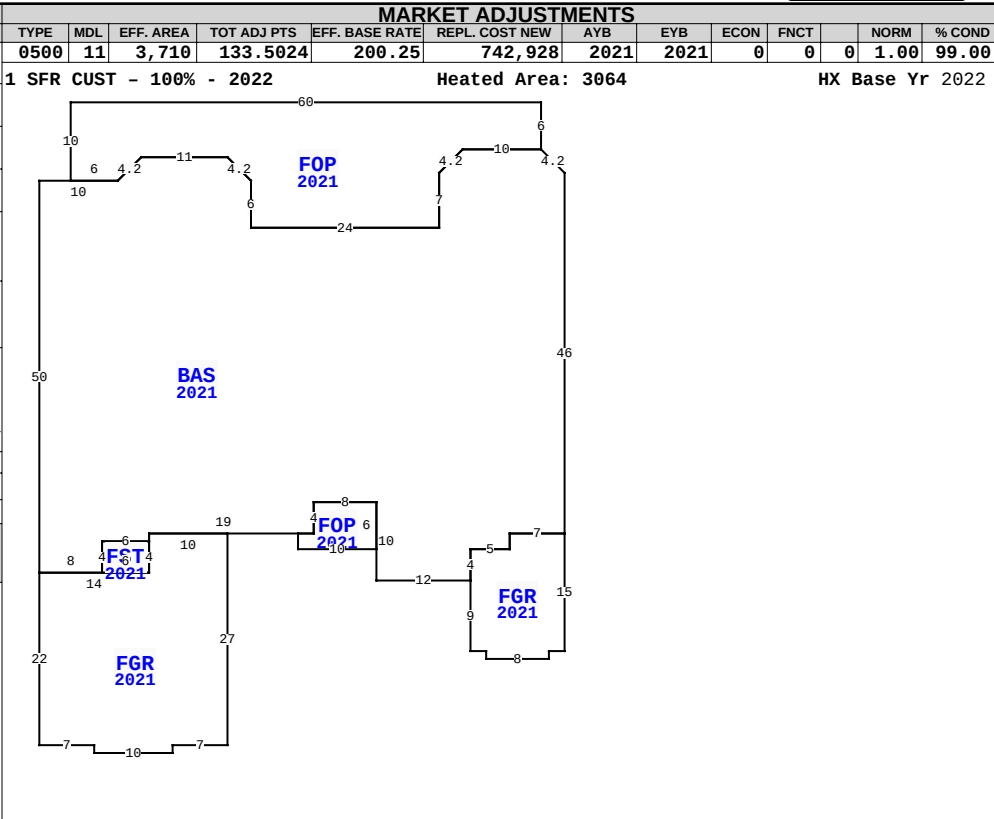
TOTALS	4,561		3,710	735,499
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EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
2	0855	CONC PAVER	0 100	0	0	1,377.00	SF	10.00	10.00	100	2021	2021	3	99	13,632	
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2021	2021	3	93	4,650	
4	0911	SCRN RM A	0 100	0	0	1,220.00	SF	17.50	17.50	100	2021	2021	3	93	19,856	
5	0861	POOL GUNIT	0 100	0	0	334.00	SF	85.00	85.00	100	2021	2021	3	95	26,971	
6	0855	CONC PAVER	0 100	0	0	866.00	SF	10.00	10.00	100	2021	2021	3	99	8,573	
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860	

LAND DESCRIPTION				
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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	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							



95608 AMELIA NATIONAL PKWY, FERNANDINA BEACH	BLD DATE	LGL DATE	04/18/2024	MLU
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TOTAL OB/XF																79,007
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		735,499	
TOTAL MARKET OB/XF VALUE		79,007	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		979,506	
SOH/AGL Deduction		346,240	
ASSESSED VALUE		633,266	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		583,266	
TOTAL JUST VALUE		979,506	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		749,231	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010260	CO ISSUED	0	06/22/2021
B2106532	SCRN ENCL	8,340	05/20/2021
B2102556	SWIM POOL	70,690	03/03/2021
B2010260	NEW CONSTR	430,275	10/26/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2692/1930	2/02/2024	WD Q	I	02	
GRANTOR: POMPA CARMELLA L & WI					
GRANTEE: BRENDL LIVING TRUS					
2474/1270	6/25/2021	WD Q	I	01	
GRANTOR: FF FLORIDA RESIDENTIA					
GRANTEE: POMPA CARMELLA L &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] U3 L3 FOP=[YR=2021] N6 W60 S10 E6 U3 R3 E11 D3 R3 S6 E24 N7 U3 R3 E10\$ W10 D3 L3 S7 W24 N6 U3 L3 W11 D3 L3 W10 S50 FGR=[YR=2021] S22 E7 S1 E10 N1 E7 N27 W10 S1 FST=[YR=2021] W6 S4 E6 N4\$ S4 W14\$ E8 N4 E6 N1 E19 FOP=[YR=2021] S2 E10 N6 W8 S4 W2\$ E2 N4 E8 S10 E12 FGR=[YR=2021] S9 E2 S1 E8 N1 E2 N15 W7 S2 W5 S4\$ N4 E5 N2 E7 N46\$.									