



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	

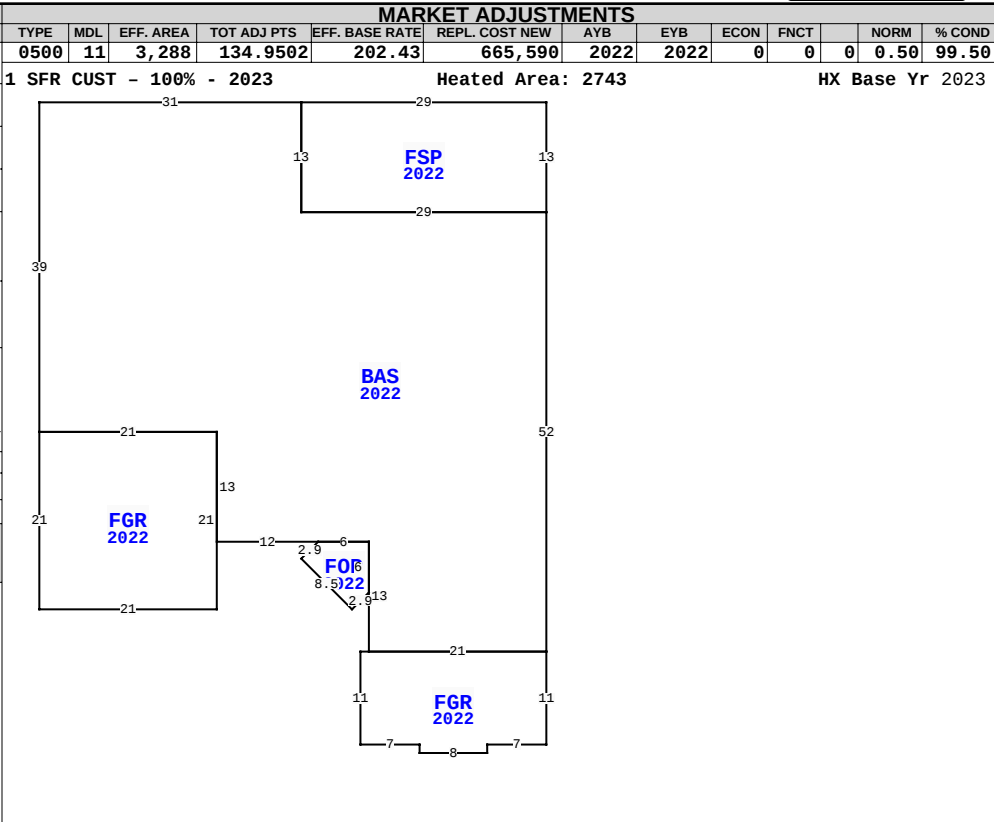
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,743	100	2,743	552,489
FGR	250	55	138	27,795
FGR	441	55	243	48,944
FOP	42	30	13	2,619
FSP	377	40	151	30,414

TOTALS	3,853		3,288	662,262
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0501	FP-AVERAGE	0 100	0	0	1.00	UT	5,000.00	5,000.00
2	0855	CONC PAVER	0 100	0	0	1,364.00	SF	10.00	10.00
3	0855	CONC PAVER	0 100	11	4	44.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00

REVIEW DATE	06/27/2024	BY	DJ
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95622 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	0501	FP-AVERAGE	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	100	5,000	
2	0855	CONC PAVER	0 100	0	0	1,364.00	SF	10.00	10.00	100	2022	2022	3	100	13,640	
3	0855	CONC PAVER	0 100	11	4	44.00	SF	10.00	10.00	100	2022	2022	3	100	440	

TOTAL OB/XF										19,080						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000135	C	SFR CNSVTN	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
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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		662,262	
TOTAL MARKET OB/XF VALUE		19,080	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		846,342	
SOH/AGL Deduction		338,846	
ASSESSED VALUE		507,496	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		457,496	
TOTAL JUST VALUE		846,342	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		631,949	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240000020	SCREEN ENCLOSURE	7,860	01/02/2024
SP240000005	INGROUND POOL W/	100,000	01/02/2024
22011549	CO ISSUED	0	07/27/2022
21013646	NEW CONSTR	458,839	10/06/2021

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2726/518	7/18/2024	QC	U	I	11	100			
GRANTOR: HALVERSTADT BARBARA									
GRANTEE: FIRST AMENDED & RES									
2581/1499	7/29/2022	SW	Q	I	02	747,300			
GRANTOR: FF FLORIDA RESIDENTIA									
GRANTEE: HALVERSTADT BARBARA									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2022] W29 BAS=[YR=2022] W31 S39 FGR=[YR=2022] S21 E21 N21 W21\$ E21 S13 E12 FOP=[YR=2022] D2 L2 D6 R6 U2 R2 N6 W6\$ E6 S13 FGR=[YR=2022] W1 S11 E7 S1 E8 N1 E7 N11 W21\$ E21 N52 W29 N13\$ S13 E29 N13\$.									