



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	04	WOOD TRUSS	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		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
BAS	3,019	100	3,019
FGR	810	55	446
FOP	108	30	32
FOP	665	30	200
TOTALS	4,602		3,697
			719,436

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2023								
Heated Area: 3019						HX Base Yr 2023					

95621 AMELIA NATIONAL PKWY, FERNANDINA BEACH, FL 32034

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	1,811.00	SF	5.20	5.20	100	2022
2	0462	ST/AL FNC	0	100	0	1,080.00	SF	10.00	10.00	100	2022
3	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2022

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		719,436	
TOTAL MARKET OB/XF VALUE		22,001	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		906,437	
SOH/AGL Deduction		210,824	
ASSESSED VALUE		695,613	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		645,613	
TOTAL JUST VALUE		906,437	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		675,352	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105342	NEW CONSTR	455,467	04/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2562/0205	5/06/2022	SW	Q	I	01	675,200
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: TITONE CHARLES A &						
1599/0347	12/22/2008	WD	U	V	19	100
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: ICI JACKSONVILLE RE						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2022] W3 FOP=[YR=2022] N10W61 S6 E10 D3 R3 S7 E24											
N6 U3 R3 E11 D3 R3 E7\$ W7 U3 L3 W11 D3 L3 S6 W24 N7											
U3 L3 W10 D3 L4 S46 E12 S3 E13 FOP=[YR=2022] E19											
FGR=[YR=2022] S31 E7 S1 E9 N1 E8 N31 W8 N3 W7 N1 W9 S4\$ N4											
W11 N4 W8 S8\$ N8 E8 S4 E20 S1 E7 S3 E8 N48\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							