

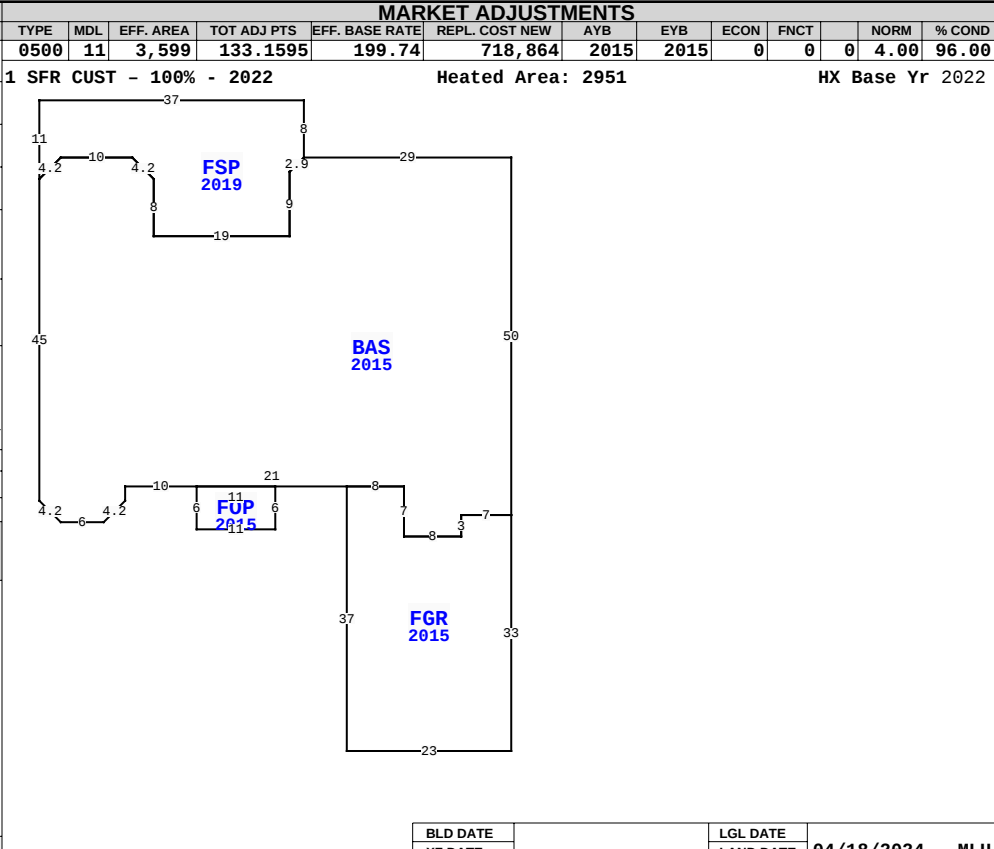


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,951	100	2,951	565,856
FGR	767	55	422	80,918
FOP	66	30	20	3,835
FSP	516	40	206	39,500
TOTALS	4,300		3,599	690,109

EXTRA FEATURES	
L N	OB/XF CODE
1	0855 CONC PAVER
2	0504 FP-ELECTRI



95611 AMELIA NATIONAL PKWY, FERNANDINA BEACH	
BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE
04/18/2024	MLU

NASSAU COUNTY PROPERTY	
PAGE 1 of 1	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	690,109
TOTAL MARKET OB/XF VALUE	18,119
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	873,228
SOH/AGL Deduction	236,702
ASSESSED VALUE	636,526
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	586,526
TOTAL JUST VALUE	873,228
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	678,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529957	C0 ISSUED	0	07/29/2015
B1529957	NEW CONSTR	377,680	02/01/2015

SALES DATA	
OFF RECORD Number	DATE
2458/1675	4/29/2021
GRANTOR: MANNING VINCENT M & C	
GRANTEE: HORNSTEIN MICHAEL D	
1997/1413	8/07/2015
GRANTOR: ICI JACKSONVILLE RESI	
GRANTEE: MANNING VINCENT M &	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2015] W29 FSP=[YR=2019] N8 W37 S11 U3 R3 E10 D3 R3 S8 E19 N9 U2 R2 \$ D2 L2 S9 W19 N8 U3 L3 W10 D3 L3 S45 D3 R3 E6 U3 R3 N2 E10 FOP=[YR=2015] S6 E11 N6 W11 \$ E21 FGR=[YR=2015] S37 E23 N33 W7 S3 W8 N7 W8\$ E8 S7 E8 N3 E7N50 \$.	

LAND DESCRIPTION										TOTAL OB/XF										18,119									
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												