

LOT 327
IN OR 2167/728
AMELIA NATIONAL #1B PB 7/191

DIFFER ANTHONY L & DOROTHY J
95605 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0327-0000



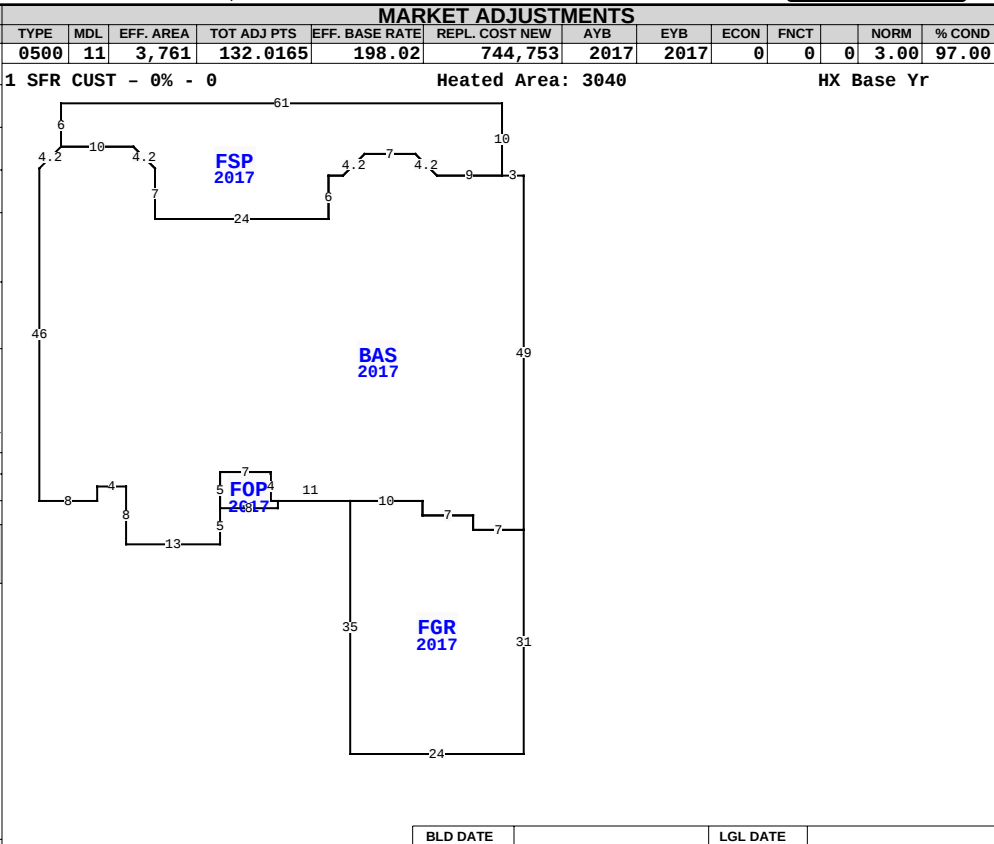
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

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	3,040	100	3,040	583,922
FGR	798	55	439	84,323
FOP	36	30	11	2,113
FSP	677	40	271	52,053
TOTALS	4,551		3,761	722,410

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	7	3	21.00	SF	10.00	10.00	204
2	0855	CONC PAVER	0	0	0	0	1,551.00	SF	10.00	10.00	15,045
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	3,430
4	0600	SUMMER KIT	0	0	0	0	1.00	UT	7,500.00	7,500.00	5,850
5	1134	LANDSCP BL	0	0	65	2	130.00	SF	3.00	3.00	386
6	0855	CONC PAVER	0	0	46	12	552.00	SF	10.00	10.00	5,354
7	0462	ST/AL FNC	0	0	225	0	900.00	SF	10.00	10.00	7,830
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	564
9	0911	SCRN RM A	0	0	0	0	588.00	SF	17.50	17.50	9,570

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT	



TOTAL OB/XF											
48,233											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		722,410	
TOTAL MARKET OB/XF VALUE		48,233	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		935,643	
SOH/AGL Deduction		183,437	
ASSESSED VALUE		752,206	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		752,206	
TOTAL JUST VALUE		935,643	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		854,051	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112264	SCRN ENCLSR	39,690	09/14/2021
C1706506	CO ISSUED	0	12/06/2017
B1706506	NEW CONSTR	399,897	07/20/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U I	V I RSN CD	SALE PRICE
2167/0728	12/28/2017	WD	Q	I 01	620,300
GRANTOR: FF FLORIDA RESIDENTIA					
GRANTEE: DIFFER ANTHONY L &					
2085/1915	8/29/2016	WD	U	V 11	100
GRANTOR: FF FLORIDA SOUTHERN H					
GRANTEE: FF FLORIDA RESIDENT					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W3 FSP=[YR=2017] N10 W61 S6 E10 D3 R3 S7 E24 N6 E2 U3 R3 E7 D3 R3 E9\$ W9 U3 L3 W7 D3 L3 W2 S6 W24 N7 U3 L3 W10 D3 L3 S46 E8 N2 E4 S8 E13 N5 FOP=[YR=2017] E8 N1 W1 N4 W7 S5\$ N5 E7 S4 E11 FGR=[YR=2017] S35 E24 N31 W7 N2 W7 N2 W10\$ E10 S2 E7 S2 E7 N49\$.											