LOT 328
IN OR 2008/1199
AMELIA NATIONAL #1B PB 7/191

CALKINS SANDRA L & JOHN C
95599 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0328-0000

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

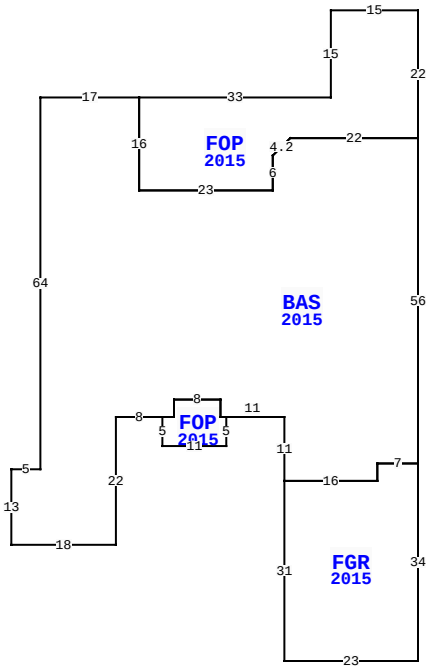
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,587	100	3,587	660,984
FGR	734	55	404	74,446
FOP	79	30	24	4,423
FOP	773	30	232	42,751
TOTALS	5,173		4,247	782,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,247	127.9652	191.95	815,212	2015	2015	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2016 Heated Area: 3587 HX Base Yr 2016



95599 AMELIA NATIONAL PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		782,604
TOTAL MARKET OB/XF VALUE		61,654
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		1,009,258
SOH/AGL Deduction		402,031
ASSESSED VALUE		607,227
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		557,227
TOTAL JUST VALUE		1,009,258
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		926,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1900303	REMODEL	2,500	01/01/2019
B1530159	CO ISSUED	0	09/28/2015
B1531053	SCRNENC	21,670	09/01/2015
B1530159	NEW CONSTR	451,899	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2008/1199	10/09/2015	WD	Q	I	01	666,100
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: CALKINS SANDRA L &						
1599/0347	12/22/2008	WD	U	V	19	100
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: ICI JACKSONVILLE RE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W15 S15 W33 BAS=[YR=2015] W17 S64 W5 S13 E18 N22 E8 FOP=[YR=2015] S5 E11 N5 W1 N3 W8 S3 W2$ E2 N3 E8 S3 E11 S11 FGR=[YR=2015] S31 E23 N34 W7 S3 W16$ E16 N3 E7 N56 W22 D3 L3 S6 W23 N16$ S16 E23 N6 U3 R3 E22 N22$.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	100	0	0	1,823.00	SF	4.00	4.00	100	2015	2015	3	95	6,927	
2	0812	CONCRETE C	0	100	0	0	61.00	SF	2.80	2.80	100	2015	2015	3	95	162	
3	0861	POOL GUNIT	0	100	0	0	330.00	SF	85.00	85.00	100	2015	2015	3	78	21,879	
4	0911	SCRN RM A	0	100	0	0	1,073.00	SF	17.50	17.50	100	2015	2015	3	70	13,144	
5	0855	CONC PAVER	0	100	0	0	693.00	SF	10.00	10.00	100	2015	2015	3	95	6,584	
6	0855	CONC PAVER	0	100	3	4	12.00	SF	10.00	10.00	100	2015	2015	3	95	114	
7	0855	CONC PAVER	0	100	3	4	12.00	SF	10.00	10.00	100	2015	2015	3	95	114	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	70	3,500	
9	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	70	1,400	
10	0462	ST/AL FNC	0	100	225	0	900.00	SF	10.00	10.00	100	2016	2016	3	81	7,290	

TOTAL OB/XF 61,114

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 07/23/2020 BY KWA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

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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
TOTALS				

MARKET ADJUSTMENTS

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BLD DATE		LGL DATE	
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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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
11	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	90	540	

TOTAL OB/XF 540

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/23/2020 BY KWA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS