LOT 330
IN OR 2111/106
AMELIA NATIONAL #1B PB 7/191

MCMANN PATRICK N & SHARON A
95587 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0330-0000

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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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

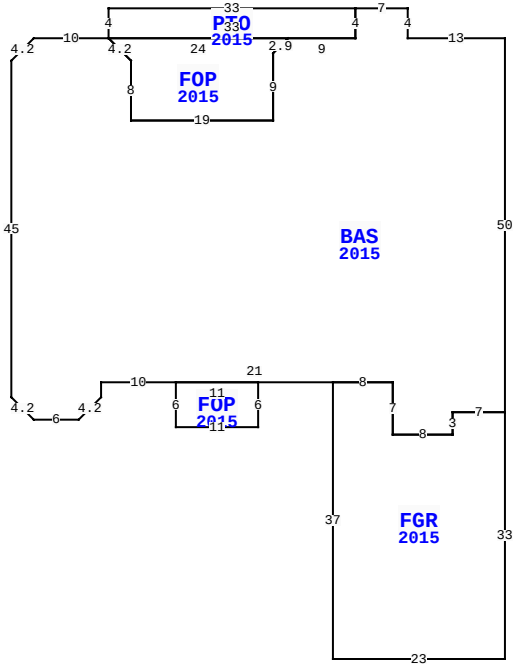
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,979	100	2,979	566,363
FGR	767	55	422	80,230
FOP	66	30	20	3,803
FOP	216	30	65	12,358
PTO	132	5	7	1,331
TOTALS	4,160		3,493	664,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,493	132.0292	198.04	691,754	2015	2015	0	0	0	4.00	96.00

1 SFR CUST - 100% - 2018 Heated Area: 2979 HX Base Yr 2018



95587 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		664,084
TOTAL MARKET OB/XF VALUE		19,524
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		848,608
SOH/AGL Deduction		462,244
ASSESSED VALUE		386,364
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		336,364
TOTAL JUST VALUE		848,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		634,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529994	CO ISSUED	0	08/12/2015
B1529994	NEW CONSTR	372,664	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2111/0106	3/31/2017	WD	Q	I	01	414,000
GRANTOR: GILBERTSEN MICHAEL J						
GRANTEE: MCMANN PATRICK N &						
1997/1775	8/13/2015	WD	Q	I	01	396,400
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: GILBERTSEN MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W13 N4 W7 PTO=[YR=2015] W33 S4 E33 N4$ S4 W9
FOP=[YR=2015] W24 D3 R3 S8 E19 N9 U2 R2 $ L2 D2 S9 W19
N8 L3 U3 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 E7 N50$.

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	0811	CONCRETE B	0	100	0	0	1,825.00	SF	5.20	5.20	100	2015	2015	3	95	9,016	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
3	0462	ST/AL FNC	0	100	230	0	920.00	SF	10.00	10.00	100	2018	2018	3	87	8,004	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 19,524

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