



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAL	136	15	20	3,612
BAS	2,926	100	2,926	528,451
FGR	789	55	434	78,383
FOP	126	30	38	6,863
FOP	160	30	48	8,669
FOP	441	30	132	23,840
FOP	136	30	41	7,405
FST	18	55	10	1,806
FUS	555	100	555	100,236
PTO	18	5	1	180
TOTALS	5,305		4,205	759,445

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0 100	0	0	1,592.00	SF	10.00	
3	0861	POOL GUNIT	0 100	0	0	378.00	SF	85.00	
4	0911	SCRN RM A	0 100	0	0	2,144.00	SF	21.88	
5	0845	KOOL DECK	0 100	0	0	1,766.00	SF	7.25	
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,205	130.8710	196.31	825,484	2007	2007	0	0	8.00	92.00
1 SFR CUST - 100% - 2009 Heated Area: 3481 HX Base Yr 2009											
95537 AMELIA NATIONAL PKWY, FERNANDINA BEACH											
BLD DATE: 04/18/2024 MLU											

L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
2	0855	CONC PAVER	0 100	0	0	1,592.00	SF	10.00	10.00	100	2007	2007	3	88	14,010	
3	0861	POOL GUNIT	0 100	0	0	378.00	SF	85.00	85.00	100	2008	2008	3	52	16,708	
4	0911	SCRN RM A	0 100	0	0	2,144.00	SF	21.88	21.88	100	2008	2008	3	35	16,415	
5	0845	KOOL DECK	0 100	0	0	1,766.00	SF	7.25	7.25	100	2008	2008	3	89	11,395	
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2008	2008	3	35	350	
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	35	700	

TOTAL OB/XF															62,763		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE						
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000						
Total Acres: 0.00			Total Land Value: 165,000				Market: 0			Agricultural: 0							

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VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		759,445			
TOTAL MARKET OB/XF VALUE		62,763			
TOTAL LAND VALUE - MARKET		165,000			
TOTAL MARKET VALUE		987,208			
SOH/AGL Deduction		591,448			
ASSESSED VALUE		395,760			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		345,760			
TOTAL JUST VALUE		987,208			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		753,017			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700539	DECK	3,036	01/26/2017
B21156	POOL ENCLOSURE	25,000	03/01/2008
B21057	SWIM POOL	50,000	02/01/2008
M13243	MECH OTHER	0	08/01/2007
E19712	ELEC OTHER	2,680	07/01/2007
P12573	OTHER	0	07/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2514/0996	11/16/2021	LE U	I	I	11	100	
GRANTOR: ZARFOSS VERA E & JACK							
GRANTEE: MAURER NICOLE & ERI							
1549/0744	2/04/2008	WD Q	I			691,400	
GRANTOR: INTERVEST CONSTRUCTIO							
GRANTEE: ZARFOSS VERA F & JA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W15 FOP=[YR=2007] N8 W19 FOP=[YR=2017] W17 S8 E17 N8\$ S8 W19 D3 R3 S9 E18 N4 U2 R2 E9 N6 E6 \$ W6 S6 W9 D2 L2 S4 W18 N9 U3 L3 W2 PTO=[YR=2007] N3 W6 S3 E6 \$ W8 D3 L3 S46 D3 R3 E6 U3 R3 N2 E10 FOP=[YR=2007] S6 E21 FGR=[YR=2007] S33 E11 N2 E12 N31 FST=[YR=2007] N3W6 S3 E6 \$ W14 N6 W9 S6 \$ N6 W21 \$ E30 S6 E8 N3 E6 N50 \$ PTR=E30 BAL=[YR=2017] N8 E17 FOP=[YR=2007] E20 S8 FUS=[YR=2007] S15 W37 N15 E37\$ W20 N8\$ S8 W17\$ W30 \$.									