LOT 337
IN OR 2085/1919
AMELIA NATIONAL #1B PB 7/191

NOVOA CAMILO & BARBARA J
95531 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0337-0000

BUILDING CHARACTERISTICS

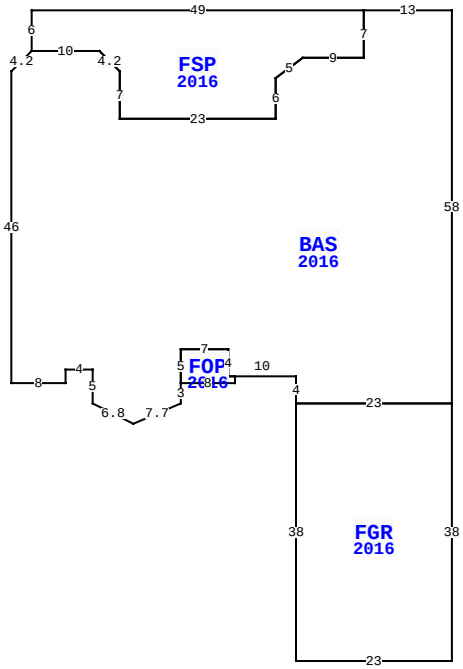
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	3,080	100	3,080	597,234
FGR	874	55	481	93,269
FOP	36	30	11	2,133
FSP	548	40	219	42,466
TOTALS	4,538		3,791	735,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,791	133.9596	200.94	761,764	2016	2016	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2017 Heated Area: 3080 HX Base Yr 2017



95531 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		735,102
TOTAL MARKET OB/XF VALUE		17,194
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		917,296
SOH/AGL Deduction		469,026
ASSESSED VALUE		448,270
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		398,270
TOTAL JUST VALUE		917,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		685,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632509	CO ISSUED	0	11/17/2016
B1632509	NEW CONSTR	400,810	06/13/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2085/1919	11/22/2016	WD	Q	I	01	519,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: NOVOA CAMILO & BARB						
2085/1915	8/29/2016	WD	U	V	11	100
GRANTOR: FF FLORIDA SOUTHERN H						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W13 FSP=[YR=2016] W49 S6 E10 R3 D3 S7 E23 N6 R4 U3 E9 N7$ S7 W9 L4 D3 S6 W23 N7 U3 L3 W10 D3 L3 S46 E8 N2 E4 S5 D3 R6 R7 U3 N3 FOP20 16= E8 N1 W1 N4 W7 S5$ N5E7 S4 E10 S4 FGR=[YR=2016] S38 E23 N38 W23$ E23 N58$.

EXTRA FEATURES

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	0855	CONC PAVER	0	100	0	0	1,791.00	SF	10.00	10.00	100	2016	2016	3	96	17,194	

LAND DESCRIPTION

TOTAL OB/XF 17,194

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/11/2023 BY DJA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS