



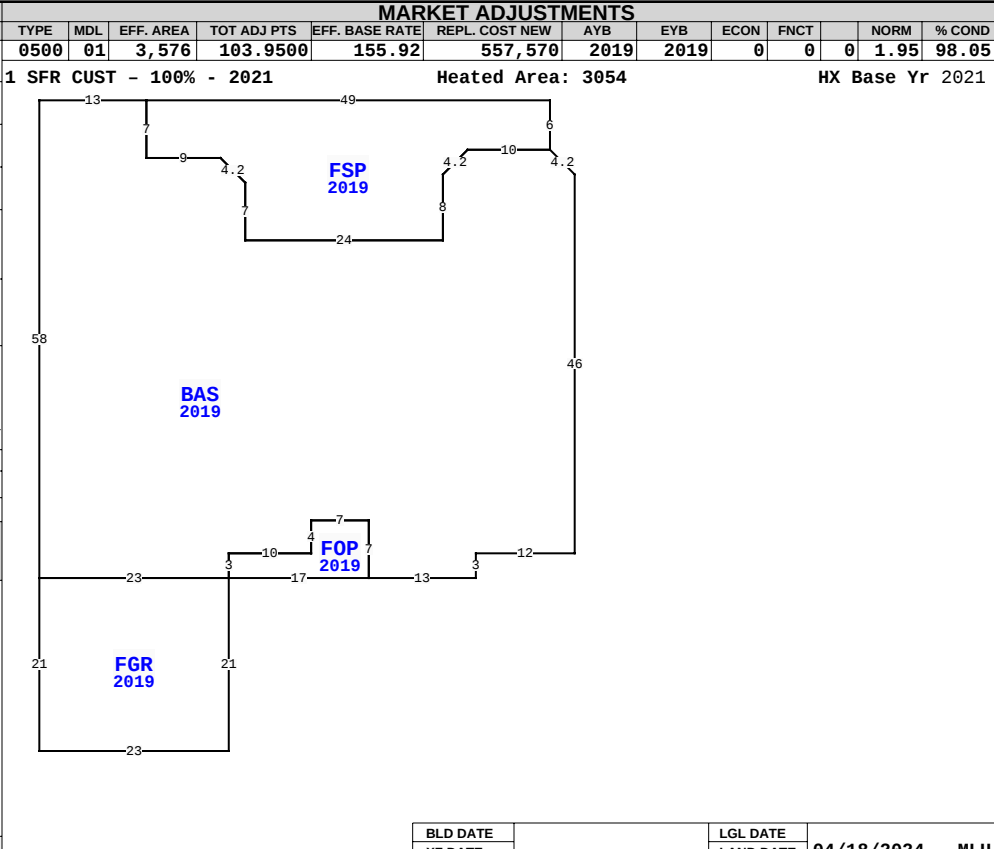
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
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	3,054	100	3,054	466,894
FGR	483	55	266	40,666
FOP	79	30	24	3,669
FSP	579	40	232	35,468
TOTALS	4,195		3,576	546,697

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	0810	CONCRETE A	0 100	3	2	6.00	SF	6.50	
3	0812	CONCRETE C	0 100	0	0	1,312.00	SF	4.00	



95501 AMELIA NATIONAL PKWY, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/18/2024 MLU									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			546,697
TOTAL MARKET OB/XF VALUE			8,646
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			720,343
SOH/AGL Deduction			394,712
ASSESSED VALUE			325,631
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			275,631
TOTAL JUST VALUE			720,343
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			645,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807723	CO ISSUED	0	04/04/2019
B1807723	NEW CONSTR	408,857	09/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2269/0858	4/18/2019	WD	Q	I	01	504,200
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: TETUNIC CHARLES & A						
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=2019] U3 L3 FSP=[YR=2019] N6 W49 S7 E9 D3 R3 S7 E24 N8 U3 R3 E10\$ W10 D3 L3 S8 W24 N7 U3 L3 W9 N7 W13 S58 FGR=[YR=2019] S21 E23 N21 W23\$ E23 FOP=[YR=2019] E17 N7 W7 S4 W10 S3\$ N3 E10 N4 E7 S7 E13 N3 E12 N46\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00
TOTAL OB/XF 8,646									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00