LOT 341
AMELIA NATIONAL #1B PB 7/191

MAYDAK JOHN H/MACPHERSON NANCY E
95489 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0341-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

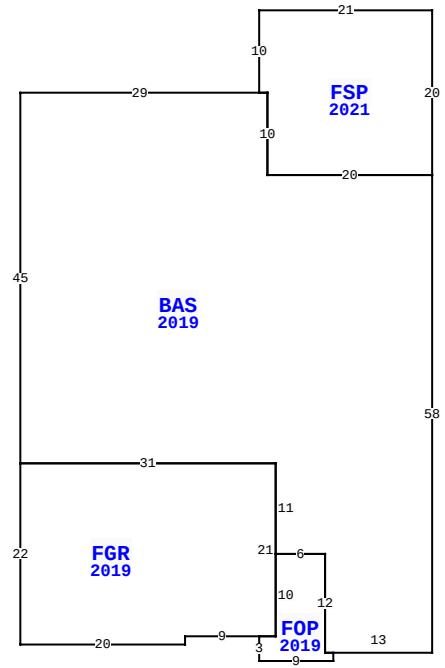
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,415	100	2,415	396,446
FGR	671	55	369	60,575
FOP	85	30	26	4,268
FSP	410	40	164	26,923
TOTALS	3,581		2,974	488,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,974	111.6720	167.51	498,175	2019	2019	0	0	0	2.00	98.00

1 SFR CUST – 0% - 0 Heated Area: 2415 HX Base Yr



95489 AMELIA NATIONAL PKWY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	488,212
TOTAL MARKET OB/XF VALUE	7,593
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	660,805
SOH/AGL Deduction	53,292
ASSESSED VALUE	607,513
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	607,513
TOTAL JUST VALUE	660,805
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	588,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1901088	CO ISSUED	0	09/11/2019
B1901088	NEW CONSTR	335,133	03/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2517/1878	11/30/2021	WD	Q	I	01	620,000
GRANTOR: ANDERSON TOM J & KIRI						
GRANTEE: MAYDAK JOHN H & NAN						
2304/0619	9/13/2019	WD	Q	I	01	451,700
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: ANDERSON TOM J & KI						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W21 S10 BAS=[YR=2019] W29 S45 FGR=[YR=2019] S22 E20 N1 E9 FOP=[YR=2019] S3 E9 N1 W1 N12 W6 S10 W2$ E2 N21 W31$ E31 S11 E6 S12 E13 N58 W20 N10 W1$ E1 S10 E20 N20$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
2	0812	CONCRETE C	0	0	0	0	1,053.00	SF	4.00	4.00	100	2019	2019	3	98	4,128	

LAND DESCRIPTION

TOTAL OB/XF 7,593

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	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 11/13/2019 BY KW Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS