LOT 343
AMELIA NATIONAL #1B PB 7/191

PARSONS ROBERT C & SUSAN D
95479 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0343-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

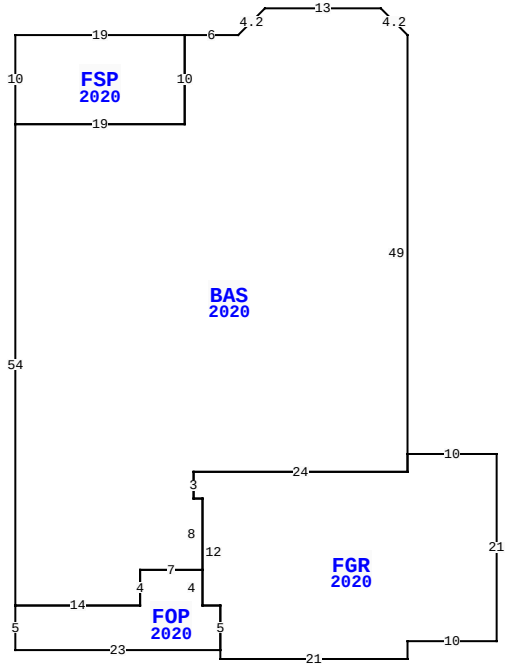
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,298	100	2,298	380,679
FGR	684	55	376	62,287
FOP	143	30	43	7,123
FSP	190	40	76	12,590
TOTALS	3,315		2,793	462,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,793	111.5520	167.33	467,353	2020	2020	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2021 Heated Area: 2298 HX Base Yr 2021



95479 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		462,679
TOTAL MARKET OB/XF VALUE		12,811
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		640,490
SOH/AGL Deduction		257,260
ASSESSED VALUE		383,230
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		333,230
TOTAL JUST VALUE		640,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		613,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1912841	CO ISSUED	0	06/22/2020
19012841	NEW CONSTR	320,331	12/18/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2370/0755	6/23/2020	WD	Q	I	01	527,600
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: PARSONS ROBERT C &						
2286/1323	7/01/2019	SW	Q	V	05	350,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] U3 L3 W13 D3 L3 W6 FSP=[YR=2020] W19 S10 E19 N10$ S10 W19 S54 FOP=[YR=2020] S5 E23 FGR=[YR=2020] S1 E21 N2 E10 N21 W10 S2 W24 S3 E1 S12 E2 S5$ N5 W2 N4 W7 S4 W14$ E14 N4 E7 N8 W1 N3 E24 N49$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0855	CONC PAVER	0	100	11	3	33.00	SF	10.00	10.00	100	2020	2020	3	99	327	
3	0855	CONC PAVER	0	100	0	0	911.00	SF	10.00	10.00	100	2020	2020	3	99	9,019	

LAND DESCRIPTION

TOTAL OB/XF 12,811

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	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 03/15/2021 BY KW Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS