

LOT 344
IN OR 2219/150
AMELIA NATIONAL #1B PB 7/191

GRANT EDWARD A & MELONIE S
95475 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0344-0000



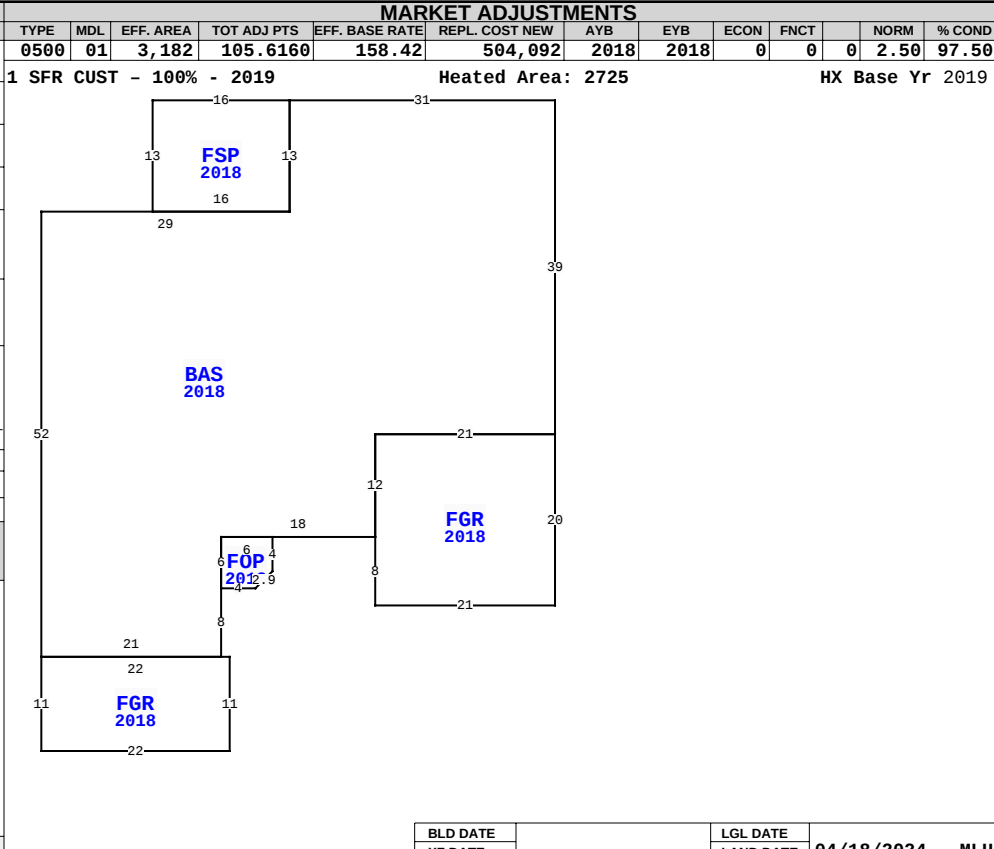
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,725	100	2,725	420,903
FGR	242	55	133	20,543
FGR	420	55	231	35,680
FOP	34	30	10	1,544
FSP	208	40	83	12,820
TOTALS	3,629		3,182	491,490

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,384.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		491,490	
TOTAL MARKET OB/XF VALUE		8,800	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		665,290	
SOH/AGL Deduction		273,817	
ASSESSED VALUE		391,473	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		341,473	
TOTAL JUST VALUE		665,290	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		593,203	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705774	CO ISSUED	0	04/06/2018
B1705774	NEW CONSTR	345,968	06/28/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2219/0150	8/20/2018	WD	Q	I	01
GRANTOR: AMELIA NATIONAL CONST					SALE PRICE
GRANTEE: GRANT EDWARD A & ME					428,500
2129/1379	6/27/2017	SW	U	V	30
GRANTOR: AMELIA NATIONAL ENTER					69,000
GRANTEE: AMELIA NATIONAL CON					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W31 FSP=[YR=2018] W16 S13 E16 N13\$ S13 W29 S52 FGR=[YR=2018] S11 E22 N11 W22\$ E21 N8 FOP=[YR=2018] E4 R2 U2 N4 W6 S6\$ N6 E18 FGR=[YR=2018] S8 E21 N20 W21 S12\$ N12 E21 N39\$.											