LOT 346
IN OR 2064/796
AMELIA NATIONAL #1B PB 7/191

VUCKOVIC CHARLES M & HUI SUN
95465 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0346-0000

BUILDING CHARACTERISTICS

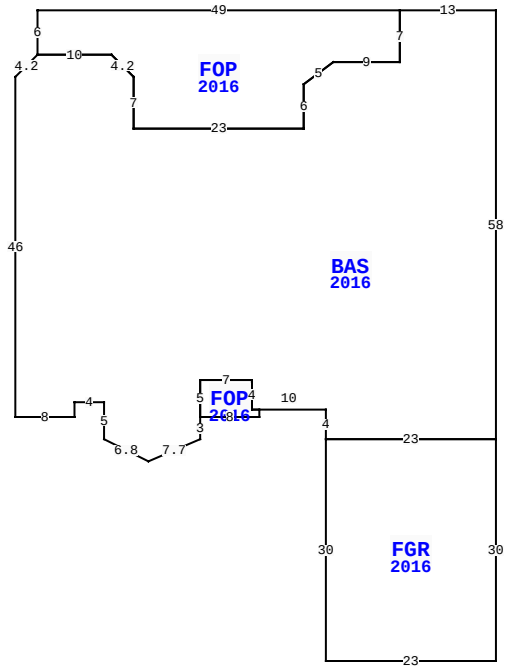
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	473,887
FGR	690	55	380	58,466
FOP	36	30	11	1,693
FOP	548	30	164	25,233
TOTALS	4,354		3,635	559,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,635	106.2900	159.44	579,564	2016	2016	0	0	0	3.50	96.50

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



95465 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		559,279
TOTAL MARKET OB/XF VALUE		9,981
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		734,260
SOH/AGL Deduction		313,147
ASSESSED VALUE		421,113
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		371,113
TOTAL JUST VALUE		734,260
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		659,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530658	CO ISSUED	0	02/11/2016
B1530658	NEW CONSTR	390,269	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2064/0796	8/09/2016	WD	Q	I	01	433,000
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: VUCKOVIC CHARLES M						
2010/1649	10/22/2015	SW	U	I	37	483,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: AMELIA NATIONAL CON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W13 FOP=[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 FOP=[YR=2016] E8 N1 W1 N4 W7 S5$ N5 E7 S4 E10 S4 FGR=[YR=2016] S30 E23 N30 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	3,395	
2	0812	CONCRETE C	0	100	0	0	1,715.00	SF	4.00	4.00	100	2016	2016	3	96	6,586	

LAND DESCRIPTION

TOTAL OB/XF 9,981

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	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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS