



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	14	CARPET 60
Interior Floo	11	CLAY TILE 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	2,502	100	2,502	400,280
FGR	652	55	359	57,434
FOP	57	30	17	2,720
FSP	313	40	125	19,998
TOTALS	3,524		3,003	480,432

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	17	3	51.00	SF	10.00	10.00	100	2020
2	0855	CONC PAVER	0 100	0	0	1,005.00	SF	10.00	10.00	100	2020

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,003	107.7320	161.60	485,285	2020	2020	0	0	1.00	99.00
1 SFR CUST - 100% - 2021											
Heated Area: 2502											
HX Base Yr 2021											
95461 AMELIA NATIONAL PKWY, FERNANDINA BEACH											
BLD 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			480,432
TOTAL MARKET OB/XF VALUE			10,455
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			655,887
SOH/AGL Deduction			229,717
ASSESSED VALUE			426,170
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			376,170
TOTAL JUST VALUE			655,887
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			607,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2000416	CO ISSUED	0	05/28/2020
B2000416	NEW CONSTR	347,117	01/15/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2474/1167	6/28/2021	LE U	I	I	11	100	
GRANTOR: ARNOLD ROBERT & SUSAN							
GRANTEE: ARNOLD JOHN & MARIN							
2363/1822	5/27/2020	WD Q	I	I	01	507,300	
GRANTOR: RIVERSIDE HOMES OF NO							
GRANTEE: ARNOLD ROBERT & SUS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] U3 L3 W9 FSP=[YR=2020] W31 S11 E28 N8 U3 R3 \$ L3 D3 S8 W28 N11 W7 S52 FGR=[YR=2020] S21 E19 S2 E11 N7 FOP=[YR=2020] E9 N4 W2 N3 W7 S7\$ N16 W30\$ E30 S9 E7 S3 E13 N61\$.											