

LOT 2
AMELIA BAY ESTATES PB 7/4
ESMT PT OR 1397/1057

GREEN LISA L
95051 BROOKHILL PL
FERNANDINA BEACH, FL 32034

2024

32-2N-28-005A-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

NEIGHBORHOOD/LOC				
4008.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,407	100	2,407	528,770
FGR	950	55	522	114,673
FOP	318	30	95	20,870
FOP	416	30	125	27,460
TOTALS	4,091		3,149	691,772

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	0	0			2,426.00	SF	10.00
2	0855	CONC PAVER	0	100	0	0			160.00	SF	10.00
3	0861	POOL GUNIT	0	100	0	0			385.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0			1,025.00	SF	10.00
5	0504	FP-ELECTRI	0	100	0	0			2.00	UT	2,000.00
6	0600	SUMMER KIT	0	100	0	0			1.00	UT	5,000.00

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	000100	C	SFR	100		OR	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,149	146.4566	219.68	691,772	2022	2022	0	0	0.00	100.00
1 SFR CUST - 100% - 2024											
Heated Area: 2407											
HX Base Yr 2024											
95051 BROOKHILL PL, FERNANDINA BEACH											

TOTAL OB/XF											
77,031											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
03/12/2024 MLU											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		691,772	
TOTAL MARKET OB/XF VALUE		77,031	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		858,803	
SOH/AGL Deduction		220,273	
ASSESSED VALUE		638,530	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		583,530	
TOTAL JUST VALUE		858,803	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		699,438	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2109334	CO ISSUED	0	01/26/2022
B2116508	SWIM POOL	73,602	11/29/2021
B2109334	NEW CONSTR	379,209	07/16/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2644/1461	5/19/2023	WD	Q	I	01
GRANTOR: HARRIMAN KEVIN C & CH					
GRANTEE: GREEN LISA L					
2362/1197	5/18/2020	WD	Q	V	01
GRANTOR: GUNNELL PETE B & BENJ					
GRANTEE: HARRIMAN KEVIN C &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W15 FOP=[YR=2022] W32 FGR=[YR=2022] N30 W25 S38 E25 N8\$ S13 E32 N13\$ S13 W32 N5 W25 S30 E2 S2 E12 N2 E2 N2 E3 FOP=[YR=2022] S12 E44 N9 W6 S3 W32 N6 W6\$ E6 S6 E32 N3 E9 S7 E12 N16 W6 N30\$.											