LOT 20
IN OR 2205/634
AMELIA BAY ESTATES PB 7/4

JANSON ERIC ALLEN & MILISSA J
95011 AUBREY CT
FERNANDINA BEACH, FL 32034

2024

32-2N-28-005A-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

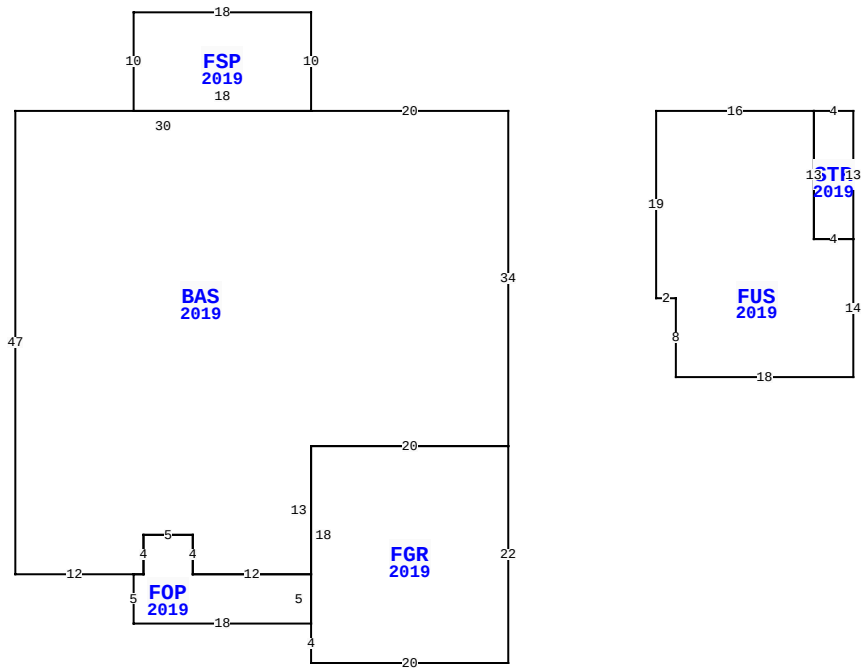
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,070	100	2,070	440,964
FGR	440	55	242	51,552
FOP	110	30	33	7,030
FSP	180	40	72	15,337
FUS	472	100	472	100,548
STR	52	10	5	1,065
TOTALS	3,324		2,894	616,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,894	144.1810	216.27	625,885	2019	2019	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2020 Heated Area: 2542 HX Base Yr 2020



95011 AUBREY CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		616,497
TOTAL MARKET OB/XF VALUE		7,646
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		714,143
SOH/AGL Deduction		452,139
ASSESSED VALUE		262,004
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		212,004
TOTAL JUST VALUE		714,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		542,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807540	CO ISSUED	0	07/19/2019
B1807540	NEW CONSTR	335,428	10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2205/0634	6/20/2018	WD	Q	V	01	50,000
GRANTOR: 16B SOUTHERN OAKS LLC						
GRANTEE: JANSON ERIC ALLEN &						
2080/1166	10/27/2016	SW	U	V	12	300,000
GRANTOR: WHITNEY BANK F/K/A HA						
GRANTEE: 16B SOUTHERN OAKS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 FSP=[YR=2019] N10 W18 S10 E18$ W30 S47 E12 FOP=[YR=2019] S5 E18 FGR=[YR=2019] S4 E20 N22 W20 S18$ N5 W12 N4 W5 S4 W1$ E1 N4 E5 S4 E12 N13 E20 N34$ PTR= E15 FUS=[YR=2019] E16 STR=[YR=2019] E4 S13 W4 N13$ S13 E4 S14 W18 N8 W2 N19$ W15$.

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	0810	CONCRETE A	0	100	0	0	138.00	SF	6.50	6.50	100	2019	2019	3	98	879	
2	0811	CONCRETE B	0	100	0	0	1,328.00	SF	5.20	5.20	100	2019	2019	3	98	6,767	

LAND DESCRIPTION

TOTAL OB/XF 7,646

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	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 03/09/2022 BY KWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/06/2024 BY SYS