

LOT 24
IN OR 2069/1725
AMELIA BAY ESTATES PB 7/4

HOLZMEYER GREGORY A & JEANNA R
95066 BROOKHILL PL
FERNANDINA BEACH, FL 32034

2024

32-2N-28-005A-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	3,212	100	3,212	584,007
FGR	787	55	433	78,728
FOP	64	30	19	3,455
FOP	831	30	249	45,274
FUS	831	100	831	151,092

TOTALS	5,725		4,744	862,554
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	3,070.00	SF	4.00
2	0861	POOL GUNIT	0	100	0	0	952.00	SF	85.00
3	0855	CONC PAVER	0	100	0	0	902.00	SF	10.00
4	0476	VF 6 SBPL	0	100	0	0	78.00	LF	32.00
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
6	0475	VF 4 SBPL	0	100	0	0	185.00	LF	14.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		OR	0.00	0.00	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	4,744	129.6398	194.46	922,518	2010	2010	0	0	6.50	93.50
1 SFR CUST - 100% - 2011											
Heated Area: 4043											
HX Base Yr 2011											

95066 BROOKHILL PL, FERNANDINA BEACH	BLD DATE	LGL DATE	03/12/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0812	CONCRETE C	0	100	0	0	3,070.00	SF	4.00	4.00	100	2010	2010	3	91	11,175	
2	0861	POOL GUNIT	0	100	0	0	952.00	SF	85.00	85.00	100	2011	2011	3	64	51,789	
3	0855	CONC PAVER	0	100	0	0	902.00	SF	10.00	10.00	100	2011	2011	3	92	8,298	
4	0476	VF 6 SBPL	0	100	0	0	78.00	LF	32.00	32.00	100	2011	2011	3	81	2,022	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2011	2011	3	50	500	
6	0475	VF 4 SBPL	0	100	0	0	185.00	LF	14.00	14.00	100	2011	2011	3	81	2,098	

TOTAL OB/XF										75,882		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										862,554									
TOTAL LAND VALUE - MARKET										75,882									
TOTAL MARKET VALUE										90,000									
SOH/AGL Deduction										1,028,436									
ASSESSED VALUE										714,869									
TOTAL EXEMPTION VALUE										HX HB									
BASE TAXABLE VALUE										50,000									
TOTAL JUST VALUE										263,567									
NCON VALUE										1,028,436									
INCOME VALUE										0									
PREVIOUS YEAR MKT VALUE										809,788									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24430	XFOB	2,450	03/01/2011
C23783	CO ISSUED	0	11/15/2010
E22873	NEW CONSTR	0	08/01/2010
M15544	H/AC	0	08/01/2010
E22807	NEW CONSTR	0	07/01/2010
P14369	NEW CONSTR	0	07/01/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2069/1725	9/28/2009	WD	U	I	11	100	
GRANTOR: SINOPOLI PAUL							
GRANTEE: HOLZMEYER GREGORY A							
1643/0514	9/28/2009	WD	U	V	38	40,000	
GRANTOR: SINOPOLI PAUL							
GRANTEE: HOLZMEYER GREGORY A							

BUILDING NOTES									
FOP=[YR=2010] W28 N21 W37 S12 BAS=[YR=2010] S58									
FGR=[YR=2010] S34 E5 S1 D3 R3 E6 U3 R3 N1 E5 N34 W22 \$									
E33 FOP=[YR=2010] S4 E10 N1 W2 N8 W6 S5 W2 \$ E2 N5 E6 S8 E12									
S1 D3 R3 E6 U3 R3 N46 U3 L3 W10 D3 L3 S8 W13 N3 U4									
L4 W2 N17 W30 \$ E30 S17 E2 D4 R4 S3 E13 N8 U3 R3 E10 D3									
R3 N7 \$ PTR= E30 FUS=[YR=2010] E17 S17 E3 D4 R4 S17 D2									
L2 W22 N40 \$ W30 \$.									