

LOT 26
AMELIA BAY ESTATES PB 7/4
ESMT PT OR 1397/1057

MCNULTY MARTIN L & MARY ANN
95051 AMBERWOOD DR
FERNANDINA BEACH, FL 32034

2024

32-2N-28-005A-0026-0000



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	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,500	100	2,500	531,112
FGR	759	55	417	88,590
FOP	160	30	48	10,198
FOP	198	30	59	12,534
STP	66	10	7	1,487
STR	18	10	2	425

TOTALS	3,701		3,033	644,345
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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	14	5	70.00	SF	10.00	10.00	100	2019
2	0855	CONC PAVER	0 100	0	0	1,886.00	SF	10.00	10.00	100	2019
3	0855	CONC PAVER	0 100	24	20	480.00	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	000134	C	SFR POND	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	3,033	143.7850	215.68	654,157	2019	2019	0	0	1.50	98.50
1 SFR CUST - 100% - 2020 Heated Area: 2500 HX Base Yr 2020											
95051 AMBERWOOD LN, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/12/2024 MLU											

TOTAL OB/XF											
23,921											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 644,345											
TOTAL MARKET OB/XF VALUE 23,921											
TOTAL LAND VALUE - MARKET 90,000											
TOTAL MARKET VALUE 758,266											
SOH/AGL Deduction 430,475											
ASSESSED VALUE 327,791											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 277,791											
TOTAL JUST VALUE 758,266											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 580,234											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1903644	CO ISSUED	0	11/26/2019
B1903644	NEW CONSTR	354,183	04/11/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2257/1179	2/22/2019	WD	Q	V	02	50,000
GRANTOR: JOHNSON HOME BUILDERS						
GRANTEE: MCNULTY MARTIN L &						
2184/1582	3/16/2018	WD	Q	V	01	48,500
GRANTOR: 16B SOUTHERN OAKS LLC						
GRANTEE: JOHNSON HOME BUILDERS						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W15 U2 L2 STP=[YR=2019] N8 W8 FOP=[YR=2019] W7 STR=[YR=2019] N6 W3 S6 E3\$ W9 S10 E16 N10\$ S10 R2 U2 E6\$ W6 D2 L2 W16 N10 W13 S47 FOP=[YR=2019] S6 E31 N6 W12 N2 W6 S2 W13\$ E13 N2 E6 S2 E12 S16 FGR=[YR=2019] S33 E23 N33 W23\$ E23 N53\$.											