

LOTS 30 & 31
AMELIA BAY ESTATES PB 7/4
ESMT PT OR 1397/1057

PONDER GERALD & KATHLEEN REVOCABLE TRUST/PONDER GE
95276 AMBERWOOD LANE
FERNANDINA BEACH, FL 32034

2024

32-2N-28-005A-0031-0000



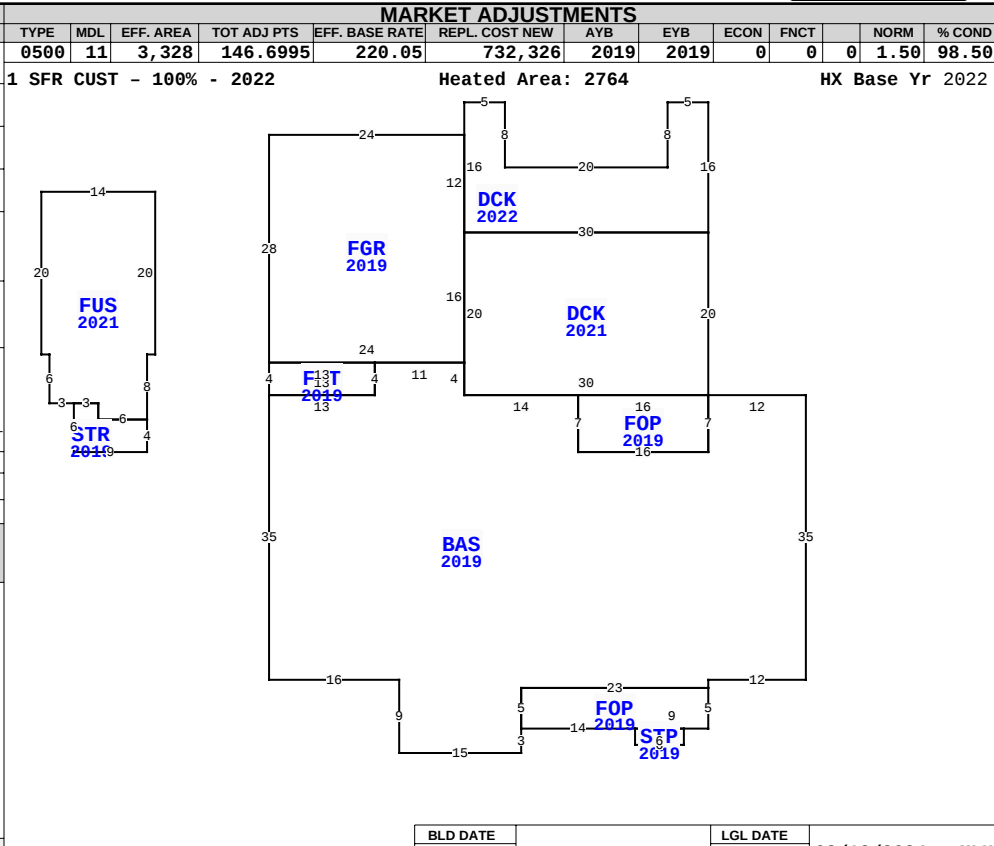
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,400	100	2,400	520,198
DCK	600	10	60	13,005
DCK	320	10	32	6,936
FGR	672	55	370	80,198
FOP	112	30	34	7,370
FOP	115	30	34	7,370
FST	52	55	29	6,285
FUS	364	100	364	78,897
STP	12	10	1	217
STR	42	10	4	867
TOTALS	4,689		3,328	721,341

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	56	3	168.00	SF	6.50	6.50
3	0812	CONCRETE C	0 100	0	0	1,862.00	SF	4.00	4.00
4	0911	SCRN RM A	0 100	30	20	600.00	SF	17.50	17.50
5	0911	SCRN RM A	0 100	30	16	480.00	SF	17.50	17.50
6	0875	HOT TUB	0 100	0	0	1.00	UT	1,200.00	1,200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		OR	0.00	0.00	2.00



95276 AMBERWOOD LN, FERNANDINA BEACH	BLD DATE	LGL DATE	03/12/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		721,341	
TOTAL MARKET OB/XF VALUE		30,596	
TOTAL LAND VALUE - MARKET		310,000	
TOTAL MARKET VALUE		1,061,937	
SOH/AGL Deduction		401,395	
ASSESSED VALUE		660,542	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		610,542	
TOTAL JUST VALUE		1,061,937	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		723,069	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2113149	SCRN ENCLSR 17X3	13,076	09/28/2021
B2112170	SCRN ENCLSR 21X3	5,227	09/13/2021
B2009113	(5) WINDOWS	7,000	10/01/2020
C1706100	CO ISSUED	0	03/12/2019
B1706100	NEW CONSTR	356,436	10/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2697/410	2/29/2024	WD U	I	11	
GRANTOR: PONDER GERALD A & KAT					
GRANTEE: PONDER GERALD & KAT					
2469/0317	6/08/2021	WD U	V	37	
GRANTOR: 16B SOUTHERN OAKS LLC					
GRANTEE: PONDER GERALD A & K					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2019] W12 DCK=[YR=2021] N20 DCK=[YR=2022] N16 W5 S8 W20 N8 W5 S16 E30\$ W30 FGR=[YR=2019] N12 W24 S28 FST=[YR=2019] S4 E13 N4 W13\$ E24 N16\$ S20 E30\$ FOP=[YR=2019] W16 S7 E16 N7\$ S7 W16 N7 W14 N4 W11 S4 W13 S35 E16 S9 E15 N3 FOP=[YR=2019] E14STP=[YR=2019] S2 E6 N2 W6\$ E9 N5 W23 S5\$ N5 E23 N1 E12 N35 \$ PTR= N25 W80 FUS=[YR=2021] W14 S20 E1 S6 E3 STR=[YR=2019] S6 E9 N4 W6 N2 W3\$ E3 S2 E6 N8 E1 N20\$ S25E80\$.									