

LOT 34  
ESMT PT OR 1397/1057  
AMELIA BAY ESTATES PB 7/4

DESAI FAMILY TRUST/DESAI SHIRISH TRUSTEE  
95196 AMBERWOOD LN  
FERNANDINA BEACH, FL 32034

2024

32-2N-28-005A-0034-0000



| 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            | 14  | CARPET 50      |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 4   | 100            |
| Bathrooms                | 4.5 | 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       | 2,198            | 100         | 2,198        | 431,347              |
| FGR       | 838              | 55          | 461          | 90,469               |
| FOP       | 60               | 30          | 18           | 3,533                |
| FOP       | 334              | 30          | 100          | 19,625               |
| FOP       | 355              | 30          | 106          | 20,802               |
| FST       | 60               | 55          | 33           | 6,476                |
| FUS       | 1,726            | 100         | 1,726        | 338,719              |
| STP       | 30               | 10          | 3            | 589                  |
| STR       | 40               | 10          | 4            | 785                  |
| UST       | 224              | 45          | 101          | 19,821               |
| TOTALS    | 5,865            |             | 4,750        | 932,164              |

| 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              | 0855       | CONC PAVER  | 0       | 100 | 0 | 0     | 216.00   | SF 10.00    | 10.00          |
| 3              | 0855       | CONC PAVER  | 0       | 100 | 0 | 0     | 2,117.00 | SF 10.00    | 10.00          |
| 4              | 0855       | CONC PAVER  | 0       | 100 | 0 | 0     | 350.00   | SF 10.00    | 10.00          |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 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  | 4,750     | 133.4995    | 200.25         | 951,188        | 2018 | 2018 | 0    | 0    | 0 | 2.00 | 98.00  |
| 1 SFR CUST - 100% - 2022 Heated Area: 3924 HX Base Yr 2022 |     |           |             |                |                |      |      |      |      |   |      |        |
|                                                            |     |           |             |                |                |      |      |      |      |   |      |        |
| BLD DATE<br>XF DATE<br>INC DATE                            |     |           |             |                |                |      |      |      |      |   |      |        |
| LGL DATE<br>LAND DATE<br>AG DATE                           |     |           |             |                |                |      |      |      |      |   |      |        |
| 03/12/2024 MLU                                             |     |           |             |                |                |      |      |      |      |   |      |        |

95196 AMBERWOOD LN, FERNANDINA BEACH

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 29,490      |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |             |
|---------------------------|--|--|-------------|
| VALUATION SUMMARY         |  |  | PAGE 1 of 1 |
| VALUATION BY              |  |  | STANDARD    |
| Tax Group: 4              |  |  | Tax Dist:   |
| BUILDING MARKET VALUE     |  |  | 932,164     |
| TOTAL MARKET OB/XF VALUE  |  |  | 29,490      |
| TOTAL LAND VALUE - MARKET |  |  | 90,000      |
| TOTAL MARKET VALUE        |  |  | 1,051,654   |
| SOH/AGL Deduction         |  |  | 261,291     |
| ASSESSED VALUE            |  |  | 790,363     |
| TOTAL EXEMPTION VALUE     |  |  | 50,000      |
| BASE TAXABLE VALUE        |  |  | 740,363     |
| TOTAL JUST VALUE          |  |  | 1,051,654   |
| NCON VALUE                |  |  | 0           |
| INCOME VALUE              |  |  |             |
| PREVIOUS YEAR MKT VALUE   |  |  | 880,250     |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1701663   | CO ISSUED   | 0       | 10/15/2018 |
| B1701663   | NEW CONSTR  | 365,961 | 03/01/2017 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2704/1135                      | 4/05/2024  | WD U      | I   | I   | 11     | 100        |
| GRANTOR: DESAI SHIRISH & VARSH |            |           |     |     |        |            |
| GRANTEE: DESAI FAMILY TRUST    |            |           |     |     |        |            |
| 2502/1304                      | 10/01/2021 | WD Q      | I   | I   | 01     | 950,000    |
| GRANTOR: TOMBERLIN CHRISTOPHER |            |           |     |     |        |            |
| GRANTEE: DESAI SHIRISH & VAR   |            |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

**BUILDING DIMENSIONS**  
BAS=[YR=2018] W2 N1 W8 S1 W1 FOP=[YR=2018] N5 W7 N14 W20 S16 E20 S3 E7\$ W7 N3 W20 N7 W14 STP=[YR=2018] N6 W5 S6 E5\$ W7 S5 W8 S7 FGR=[YR=2018] W10 S12 W2 S24 E12 FOP=[YR=2018] S5 E12 N5 W12\$ E8 N7 E4 N16 E2 N13 W14\$ E14 S13 W2 S16 W4 S7 E4 S5 E11 FOP=[YR=2018] S3 E11 N3 E19 N16 W7 S7 W21 S9 W2\$ E2 N9 E21 N7 E10 S2 E7 N2 E4 N27\$ PTR= E20 S20 FUS=[YR=2018] N14 E2 N11 U1 R1 E9 N6 E8 S2 E7 N13 E14 S8 E1 FST=[YR=2018] E10 S6 UST=[YR=2018] E6 S14 W16 N14 E10 \$ W10 N6\$ S20 E16 S16 W13 N2 W8 S11 W13 N10 STR=[YR=2018] W4 N4 E10 S4 W6\$ E6 N4 W10 S4 W20\$ N20 W20\$.