LOT 39
IN OR 1926/54
AMELIA BAY ESTATES PB 7/4

PRIESTER ANTONIO JR & CHRISTY A
95026 AMBERWOOD LN
FERNANDINA BEACH, FL 32034

2024

32-2N-28-005A-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

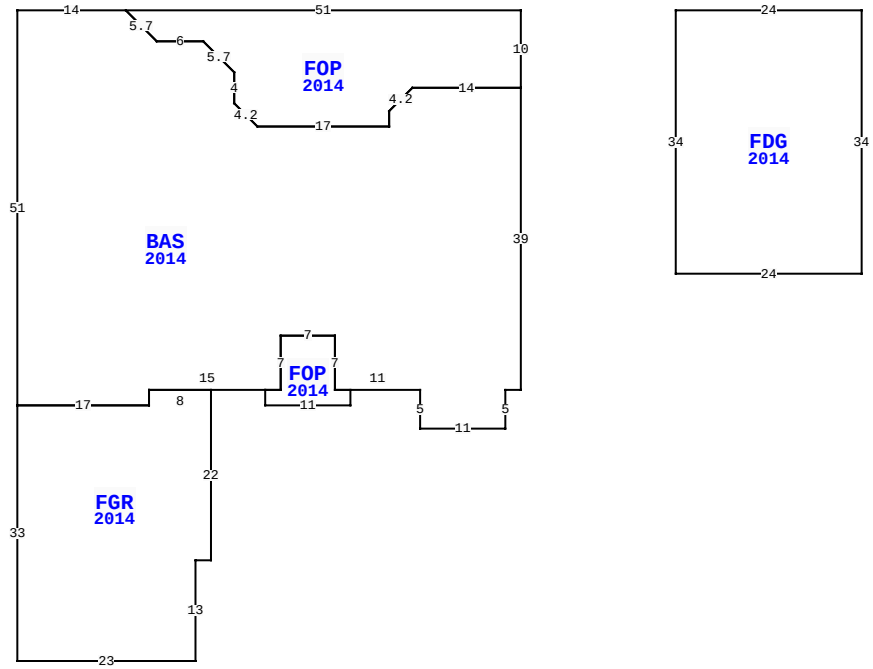
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,699	100	2,699	551,646
FDG	816	60	490	100,151
FGR	815	55	448	91,566
FOP	71	30	21	4,292
FOP	526	30	158	32,293
TOTALS	4,927		3,816	779,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,816	142.6788	214.02	816,700	2014	2014	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2023 Heated Area: 2699 HX Base Yr



95026 AMBERWOOD LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		779,948
TOTAL MARKET OB/XF VALUE		69,899
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		939,847
SOH/AGL Deduction		206,605
ASSESSED VALUE		733,242
TOTAL EXEMPTION VALUE	13	733,242
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		939,847
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		711,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1702252	ELEC OTHER	0	04/01/2017
B1327685	CO ISSUED	0	05/27/2014
B1428793	SCRNENCL	24,978	05/01/2014
B1327875	SWIM POOL	28,500	10/01/2013
B1327685	NEW CONSTR	322,176	09/01/2013
B1327686	ADDITION	33,146	09/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1926/0054	7/02/2014	WD	Q	I	02	425,600
GRANTOR: W H GROSS CONSTRUCTIO						
GRANTEE: PRIESTER ANTONIO JR						
1857/1000	5/08/2013	WD	Q	V	02	20,000
GRANTOR: DENIS LAWRENCE G						
GRANTEE: W H GROSS CONSTRUCT						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W51 BAS=[YR=2014] W14 S51 FGR=[YR=2014] S33 E23 N13 E2 N22 W8 S2 W17 $ E17 N2 E15 FOP=[YR=2014] S2 E11 N2 W2 N7 W7 S7 W2 $ E2 N7 E7 S7 E11 S5 E11 N5 E2 N39 W14 D3 L3 S2 W17 U3 L3 N4 U4 L4 W6 U4 L4 $ D4 R4 E6 D4 R4 S4 D3 R3 E17 N2 U3 R3 E14 N10 $ PTR= E20 FDG=[YR=2014] E24 S34 W24 N34 $ W20 $.

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	0812	CONCRETE C	0	100	0	0	2,854.00	SF	4.00	4.00	100	2014	2014	3	95	10,845	
2	0911	SCRN RM A	0	100	0	0	1,272.00	SF	17.50	17.50	100	2014	2014	3	65	14,469	
3	0861	POOL GUNIT	0	100	0	0	630.00	SF	85.00	85.00	100	2014	2014	3	75	40,163	
4	0845	KOOL DECK	0	100	0	0	642.00	SF	7.25	7.25	100	2014	2014	3	95	4,422	

LAND DESCRIPTION

TOTAL OB/XF 69,899

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 01/22/2019 BY KWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/06/2024 BY SYS