LOT 5
AVENIDA AMELIA OR 2539/1598

HAWCO STEVE & CAROL TRUST/HAWCO STEVEN JAMES TRUST
95051 AVENIDA AMELIA WAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0781-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

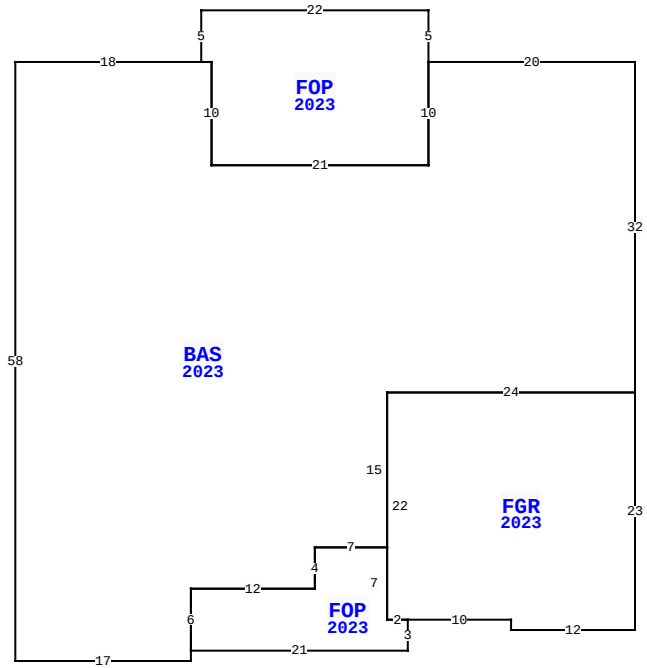
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,485	100	2023	2,485	759,192
FGR	540	55	2023	297	90,736
FOP	148	30	2023	44	13,442
FOP	320	30	2023	96	29,329
TOTALS	3,493			2,922	892,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	2,922	193.3580	305.51	892,700	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2485 HX Base Yr 2024



95051 AVENIDA AMELIA WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		892,700
TOTAL MARKET OB/XF VALUE		115,497
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,458,197
SOH/AGL Deduction		253,551
ASSESSED VALUE		1,204,646
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,153,924
TOTAL JUST VALUE		1,458,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,170,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230013848	911-35*60=2100	38,430	10/27/2023
220014318	CO		10/05/2023
230007526	0861=570 855=1420	90,000	06/12/2023
22014318	NEW CONSTR	407,725	09/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2674/402	10/12/2023	SW	Q	I	02	1,301,000

GRANTOR: SCOTT ROAD PARTNERS L
GRANTEE: HAWCO STEVE & CAROL

BUILDING NOTES

EXTRA FEATURES

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	0855	CONC PAVER	0	100	0	0	1,023.00	SF	10.00	10.00	100	2024	2023		100	10,230	
2	0861	POOL GUNIT	0	100	38	15	570.00	SF	85.00	85.00	100	2024	2023		98	47,481	
3	0855	CONC PAVER	0	100	0	0	1,530.00	SF	10.00	10.00	100	2024	2023		100	15,300	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2024	2023		97	3,880	
5	0912	SCRN RM G	0	100	60	35	1,990.00	SF	20.00	20.00	100	2024	2023		97	38,606	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,10] W20 S10 W21 N10 W1 W18 S58 E17 N1 N6 E12 N4 E7 N15 E24 N32 $
FOP=[YR=2023;ORIG=70,20] N10 N5 W22 S5 E1 S10 E21 $
FOP=[YR=2023;ORIG=47,61] S6 E21 N3 W2 N7 W7 S4 W12 $
FGR=[YR=2023;ORIG=66,42] E24 S23 W12 N1 W10 W2 N22 $
.

LAND DESCRIPTION

TOTAL OB/XF 115,497

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 01/31/2024 BY NW Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS