LOT 48
AMELIA NATIONAL #1 PB 7/48

KOHLER CHRISTOPHER C & CHARLETTE S L/E/
95008 LANTANA CT
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0048-0000

BUILDING CHARACTERISTICS

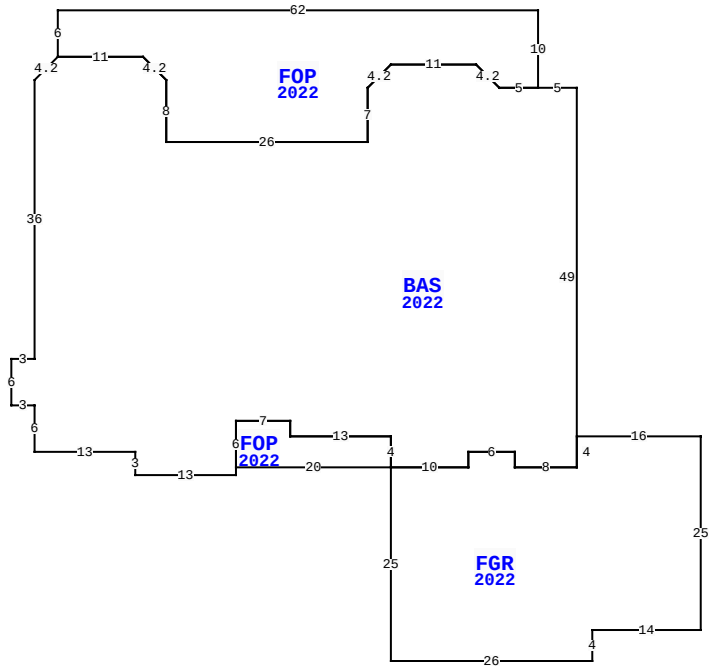
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,248	100	2022	3,248	482,843
FGR	1,020	55	2022	561	83,398
FOP	94	30	2022	28	4,162
FOP	709	30	2022	213	31,664
TOTALS	5,071			4,050	602,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,050	95.0400	150.16	608,148	2022	2022	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2023 Heated Area: 3248 HX Base Yr 2023



95008 LANTANA CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
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	602,067
TOTAL MARKET OB/XF VALUE	16,731
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	818,798
SOH/AGL Deduction	97,671
ASSESSED VALUE	721,127
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	670,405
TOTAL JUST VALUE	818,798
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	756,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005468	NW RES SCN	23,700	05/20/2025
B2105661	NEW CONSTR	500,602	05/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2734/677	8/26/2024	LE	U	I	11	100
GRANTOR: KOHLER CHRISTOPHER C						
GRANTEE: KOHLER FAMILY LIVIN						
2411/0671	11/20/2020	SW	Q	V	01	135,000
GRANTOR: AKEL FRED A & KIBBEE						
GRANTEE: KOHLER CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W5 FOP=[YR=2022] N10 W62 S6 E11 D3 R3 S8 E26 N7 U3 R3 E11 D3 R3 E5$ W5 U3 L3 W11 D3 L3 S7 W26 N8 U3 L3 W11 D3 L3 S36 W3 S6 E3 S6 E13 S3 E13 N1
FOP=[YR=2022] E20 N4 W13 N2 W7 S6 $ N6 E7 S2 E13 S4
FGR=[YR=2022] S25 E26 N4 E14 N25 W16 S4 W8 N2 W6 S2 W10$ E10 N2 E6 S2 E8 N49$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
2	0855	CONC PAVER	0	100	0	0	1,370.00	SF	10.00	10.00	100	2022	2022	3	99	13,563	
3	0855	CONC PAVER	0	100	0	0	120.00	SF	10.00	10.00	100	2022	2022	3	99	1,188	

LAND DESCRIPTION

TOTAL OB/XF 16,731

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	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 07/28/2025 BY KWX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS