

LOT 60
IN OR 2540/417
ESMT OR 1774/901

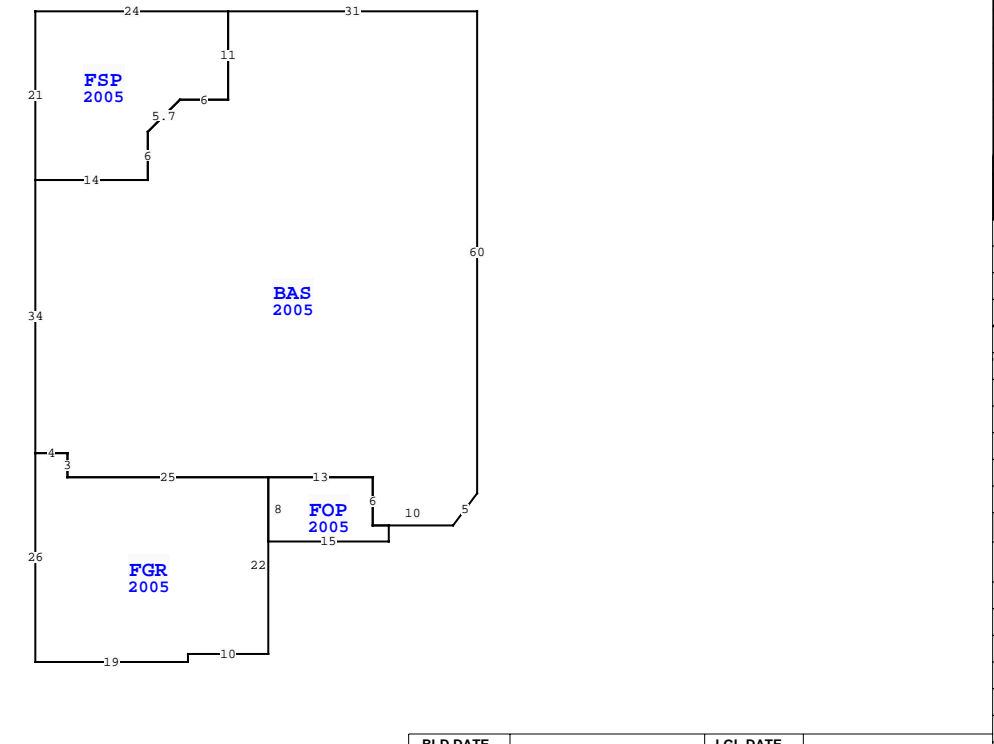
ARENS HELENA O & RONALD ANTHONY
95007 BUCKEYE CT
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0060-0000

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 Floor	14 CARPET 50
Interior Floor	15 HARDTILE 50
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,403	107.1800	141.48	481,456	2005	2005	0	0	0	9.50



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
BAS	2,838	100
FGR	669	55
FOP	108	30
FSP	412	40
TOTALS	4,027	

95007 BUCKEYE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2005
2	0810	CONCRETE A	0	100	0	1,521.00	SF	6.50	6.50	100	2005
3	0911	SCRN RM A	0	100	55	1,265.00	SF	17.50	17.50	100	2013
4	0861	POOL GUNIT	0	100	0	336.00	SF	85.00	85.00	100	2013
5	0855	CONC PAVER	0	100	0	929.00	SF	10.00	10.00	100	2013

Q	% COND	OB/XF MKT VALUE	NOTES
3	88	3,080	
3	84	8,305	
3	55	12,176	
3	68	19,421	
3	93	8,640	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
51,622			120,000								

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE		435,718	
TOTAL MARKET OB/XF VALUE		51,622	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		607,340	
SOH/AGL Deduction		23,062	
ASSESSED VALUE		584,278	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		533,556	
TOTAL JUST VALUE		607,340	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		567,811	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2102342	ROOF	5,800	03/01/2021
B1328056	SCRNROOM	19,137	12/01/2013
B1327615	SWIM POOL	40,551	08/01/2013
M10179	H/AC	0	08/01/2005
E15275	NEW CONSTR	2,000	07/01/2005
P0509614	NEW CONSTR	0	06/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2540/0417	2/16/2022	WD Q	Q	I	01	725,000
GRANTOR: PEGOLI WALTER JR & AB						
GRANTEE: ARENS HELENA OSORIO						
2064/0237	7/29/2016	WD Q	Q	I	01	495,000
GRANTOR: WEISS CHARLES B & TAW						
GRANTEE: PEGOLI WALTER JR &						

BUILDING NOTES											
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BUILDING DIMENSIONS
 BAS=[YR=2005] W31 FSP=[YR=2005] W24 S21 E14 N6 R4 U4 E6
 N11 S S11 W6 D4 L4 S6 W14 S34 FGR=[YR=2005] S26 E19 N1 E10
 N22 W25 N3 W4S4 S3 E25 FOP=[YR=2005] S8 E15N2W2N6W13S E13 S6
 E10 U4 R3 N60S.