LOT 85
AMELIA NATIONAL #1 PB 7/48

**BABROWSKI TIMOTHY M & SUSAN E**
95337 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

# 2025

**26-2N-28-006A-0085-0000**

## NASSAU COUNTY PROPERTY



## 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 | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

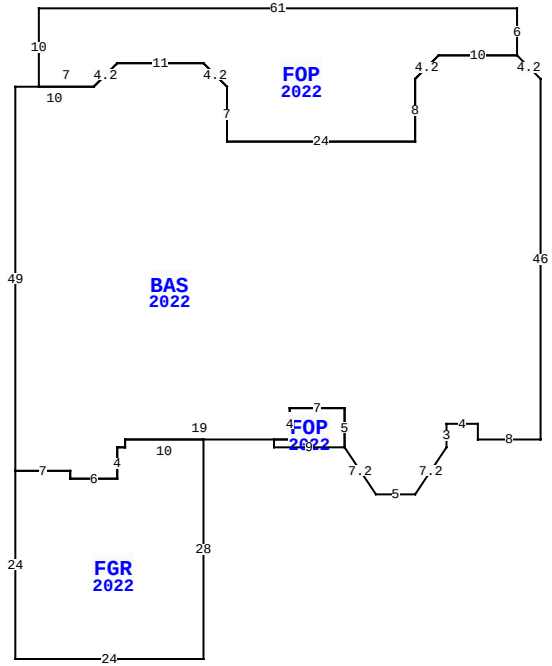
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,034 | 100 | 2022 | 3,034 | 465,567 |
| FGR | 613 | 55 | 2022 | 337 | 51,713 |
| FOP | 37 | 30 | 2022 | 11 | 1,688 |
| FOP | 689 | 30 | 2022 | 207 | 31,764 |
| TOTALS | 4,373 | | | 3,589 | 550,732 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,589 | 98.1000 | 155.00 | 556,295 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SFR CUST – 100% - 2023 Heated Area: 3034 HX Base Yr 2023




95337 AMELIA NATIONAL PKWY, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 550,732 |
| TOTAL MARKET OB/XF VALUE | | 71,237 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 821,969 |
| SOH/AGL Deduction | | 62,934 |
| ASSESSED VALUE | | 759,035 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 708,313 |
| TOTAL JUST VALUE | | 821,969 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 763,653 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21017884 | ADDITION | 8,640 | 12/02/2021 |
| B2115609 | SWIM POOL | 78,627 | 11/10/2021 |
| B2107488 | NEW CONSTR | 448,153 | 06/09/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2384/0784 | 8/11/2020 | WD | Q | V | 02 | 83,500 |
| GRANTOR: GRAJO ANNE A REVOCABL | | | | | | |
| GRANTEE: BABROWSKI TIMOTHY M | | | | | | |
| 1373/0468 | 12/12/2005 | WD | Q | V | | 175,000 |
| GRANTOR: AMELIA NATIONAL ENTER | | | | | | |
| GRANTEE: GRAJO ANNE A TRUSTE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] U3 L3 FOP=[YR=2022] N6 W61 S10 E7 U3 R3 E11 D3 R3 S7 E24 N8 U3 R3 E10$ W10 D3 L3 S8 W24 N7 U3 L3 W11 D3 L3 W10 S49 FGR=[YR=2022] S24 E24 N28 W10 S1 W1 S4 W6 N1 W7$ E7 S1 E6 N4 E1 N1 E19 FOP=[YR=2022] S1 E9 N5 W7 S4 W2$ E2 N4 E7 S5 D6 R4 E5 U6 R4 N3 E4 S2 E8 N46$.

## 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 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 1,220.00 | SF | 17.50 | 17.50 | 100 | 2022 | 2022 | 3 | 93 | 19,856 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 325.00 | SF | 85.00 | 85.00 | 100 | 2022 | 2022 | 3 | 95 | 26,244 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 865.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 99 | 8,564 | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,474.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 99 | 14,593 | |

## LAND DESCRIPTION

TOTAL OB/XF 71,237

| 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 | 000134 | C | RES POND | 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 08/16/2022 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS