LOT 86
AMELIA NATIONAL #1 PB 7/48

HABERMAN MICHAEL & PAULA
95329 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0086-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

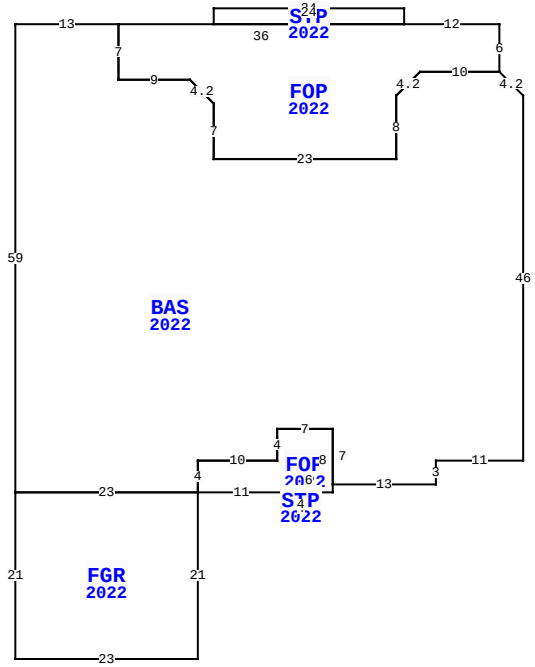
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	31	HARDIE BRD 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 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	3,039	100	2022	3,039	463,139
FGR	483	55	2022	266	40,538
FOP	96	30	2022	29	4,420
FOP	562	30	2022	169	25,755
STP	8	10	2022	1	153
STP	48	10	2022	5	762
TOTALS	4,236			3,509	534,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,509	97.3800	153.86	539,895	2022	2022	0	0	0	0.95	99.05

1 SFR CUST – 100% - 2024 Heated Area: 3039 HX Base Yr 2024



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

95329 AMELIA NATIONAL PKWY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		534,766
TOTAL MARKET OB/XF VALUE		73,206
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		807,972
SOH/AGL Deduction		35,979
ASSESSED VALUE		771,993
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		721,271
TOTAL JUST VALUE		807,972
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		750,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012834	CO ISSUED	0	11/01/2022
22004695	SWIM POOL	92,757	03/28/2022
22000741	NEW CONSTR	504,503	01/12/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2487/1997	8/13/2021	WD	Q	V	01	135,000
GRANTOR: FRASER ROBERT J & CAR						
GRANTEE: HABERMAN MICHAEL &						
2424/0446	1/08/2021	WD	Q	V	01	110,000
GRANTOR: DAVIDHEISER RICHARD &						
GRANTEE: FRASER ROBERT J & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] U3 L3 FOP=[YR=2022] N6 W12 STP=[YR=2022] N2W24S2E24$ W36 S7 E9 D3 R3 S7 E23 N8 U3 R3 E10$ W10 D3 L3 S8 W23 N7 U3 L3 W9 N7 W13 S59 FGR=[YR=2022] S21 E23 N21 W23$ E23 FOP=[YR=2022] E11 STP=[YR=2022] S2 E4 N2 W4$ E6 N8 W7 S4 W10 S4$ N4 E10 N4 E7 S7 E13 N3 E11 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	0855	CONC PAVER	0	100	0	0	1,836.00	SF	10.00	10.00	100	2022	2022	3	99	18,176	
3	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2022	2022	3	95	36,338	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860	
5	0855	CONC PAVER	0	100	0	0	579.00	SF	10.00	10.00	100	2022	2022	3	99	5,732	
6	0462	ST/AL FNC	0	100	0	0	960.00	SF	10.00	10.00	100	2022	2022	3	95	9,120	

LAND DESCRIPTION

TOTAL OB/XF 73,206

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 12/14/2022 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS