LOT 87
AMELIA NATIONAL #1 PB 7/48

SNEDDEN PATRICK J & CYNTHIA R
95323 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0087-0000

BUILDING CHARACTERISTICS

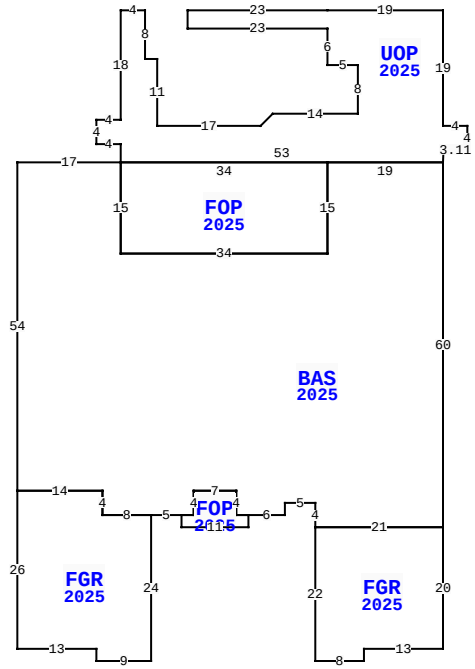
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	11	BD/BTN AVG 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
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 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,498	100	2025	3,498	694,283
FGR	436	55	2025	240	47,635
FGR	558	55	2025	307	60,933
FOP	50	30	2025	15	2,977
FOP	510	30	2025	153	30,367
UOP	858	20	2025	172	34,139
TOTALS	5,910			4,385	870,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,385	125.6182	198.48	870,335	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 3498 HX Base Yr 2025



95323 AMELIA NATIONAL PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		870,335
TOTAL MARKET OB/XF VALUE		86,055
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,156,390
SOH/AGL Deduction		0
ASSESSED VALUE		1,156,390
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,105,668
TOTAL JUST VALUE		1,156,390
NCON VALUE		956,390
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240013532	PRIVATE PROVIDER	662,576	12/06/2024
SP240011249	INGROUND POOL	150,000	10/03/2024
B240004345	H3498 G1005 P578	662,576	04/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2683/1450	12/07/2023	WD	Q	V	01	220,000
GRANTOR: CALHOUN ANGELETHIA G						
GRANTEE: SNEDDEN PATRICK J &						
2156/0376	11/03/2017	WD	U	V	37	45,000
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: CALHOUN ANGELETHIA						

BUILDING NOTES

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	0855	CONC PAVER	0	100	0	0	1,150.00	SF	10.00	10.00	100	2025	2024		100	11,500	
2	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	
3	0861	POOL GUNIT	0	100	0	0	483.00	SF	85.00	85.00	100	2025	2024		100	41,055	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
5	0912	SCRN RM G	0	100	53	25	1,325.00	SF	20.00	20.00	100	2025	2024		100	26,500	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] E17 S15 E34 N15 E19 S60 W21 N4 W5 S2 W6 W2 N4 W7 S4 W2 W5 W8 N4 W14 N54 $
UOP=[YR=2025;LABEL=elevated sandstone decking;ORIG=47,10] E53 U2.1R0.1 D0.1R3.11 N4 W4 N19 W19 W23 S3 E23 S6 E5 S8 W14 D2L2 W17 N11 W2 N8 W4 S18 W4 S4 E4 S3 $
FGR=[YR=2025;ORIG=30,64] S26 E13 S2 E9 N24 W8 N4 W14 $
FOP=[YR=2025;ORIG=47,25] E34 N15 W34 S15 $
FGR=[YR=2025;ORIG=100,90] N20 W21 S22 E8 N2 E13 $
FOP=[YR=2025;ORIG=57,70] E11 N2 W2 N4 W7 S4 W2 S2 $
.

LAND DESCRIPTION

TOTAL OB/XF 86,055

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 01/30/2025 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS