LOT 88
AMELIA NATIONAL #1 PB 7/48

MCALPINE BRIAN S & SHARON R
95315 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0088-0000

BUILDING CHARACTERISTICS

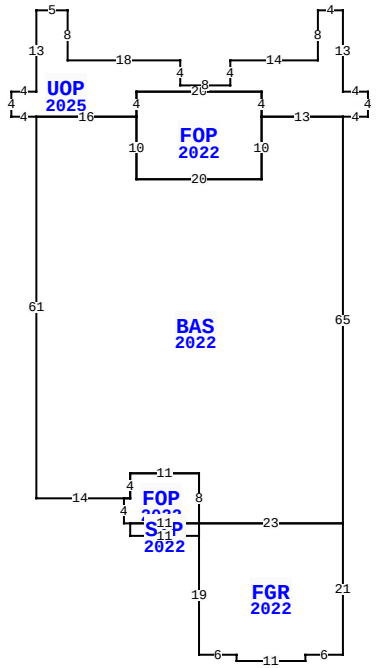
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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	2,837	100	2022	2,837	464,494
FGR	494	55	2022	272	44,534
FOP	92	30	2022	28	4,584
FOP	280	30	2022	84	13,753
STP	22	10	2022	2	327
UOP	433	20	2025	87	14,244
TOTALS	4,158			3,310	541,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,310	104.1440	164.55	544,660	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 2837 HX Base Yr 2023



95315 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		541,937
TOTAL MARKET OB/XF VALUE		69,240
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		811,177
SOH/AGL Deduction		63,442
ASSESSED VALUE		747,735
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		697,013
TOTAL JUST VALUE		811,177
NCON VALUE		62,654
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		697,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010746	POOL SCREEN ENCLO	7,497	09/19/2024
SP240009370	INGROUND POOL WIT	90,000	08/12/2024
21012206	CO ISSUED	0	11/01/2022
21016990	NEW CONSTR	464,307	12/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2451/1447	4/06/2021	WD	Q	V	02	110,000
GRANTOR: ROSS JAMES B & TAMMY						
GRANTEE: MCALPINE BRIAN S &						
1371/1721	12/06/2005	WD	Q	V		175,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: ROSS JAMES B & TAMM						

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	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	1,904.00	SF	10.00	10.00	100	2022	2022	3	99	18,850	
3	0912	SCRN RM G	0	100	49	17	833.00	SF	20.00	20.00	100	2025	2024		100	16,660	
4	0861	POOL GUNIT	0	100	0	0	350.00	SF	85.00	85.00	100	2025	2024		100	29,750	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W13 S10 W20 N10 W16 S61 E14 E1 N4 E11 S8 E23 N65 $
FGR=[YR=2022;ORIG=-23,67] S19 E6 S1 E11 N1 E6 N21 W23 S2 $
FOP=[YR=2022;ORIG=-13,-4] W20 S4 S10 E20 N10 N4 $
FOP=[YR=2022;ORIG=-35,61] S4 E1 E11 N8 W11 S4 W1 $
STP=[YR=2022;ORIG=-34,65] S2 E11 N2 W11 $
UOP=[YR=2025;LABEL=elevated pool deck;ORIG=-49,0] E16 N4 E20 S4 E13 E4 N4 W4 N13 W4 S8 W14 S4 W8 N4 W18 N8 W5 S13 W4 S4 E4 $
.

LAND DESCRIPTION

TOTAL OB/XF 69,240

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 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