

LOT 91
IN OR 2164/1385
AMELIA NATIONAL #1 PB 7/48

FANSLER JASON & DINA
95291 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0091-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

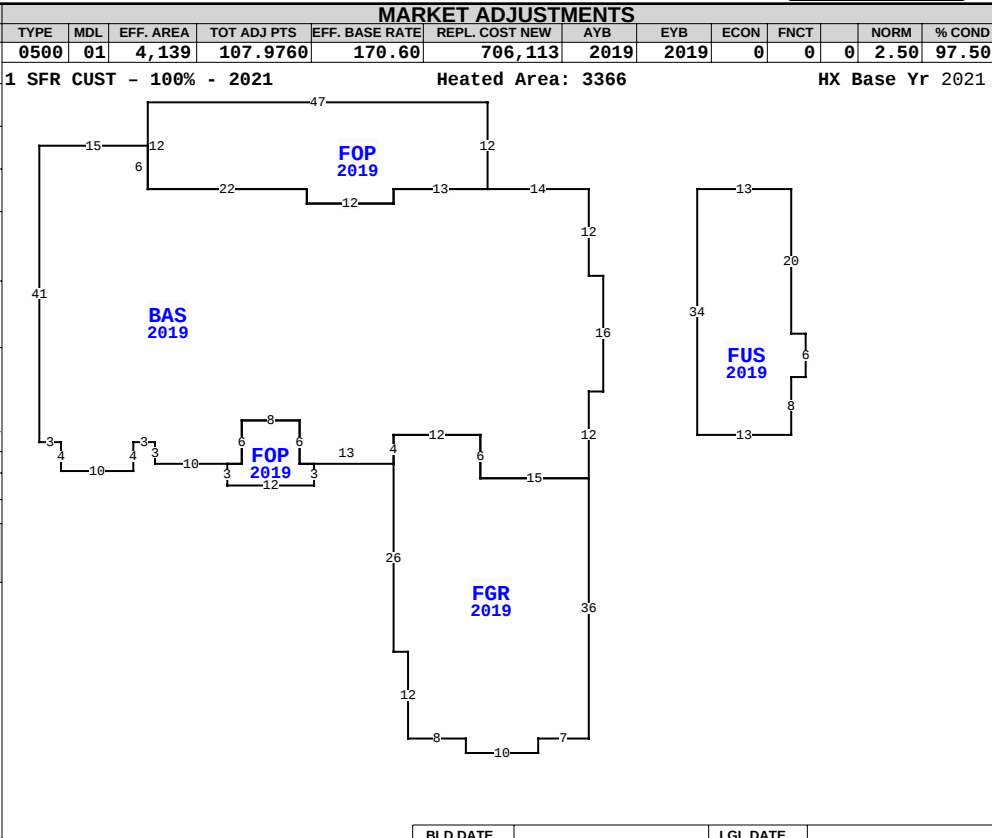
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,912	100	2019	2,912	484,367
FGR	1,040	55	2019	572	95,143
FOP	84	30	2019	25	4,158
FOP	588	30	2019	176	29,275
FUS	454	100	2019	454	75,516
TOTALS	5,078			4,139	688,460

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
2	0855	CONC PAVER	0	100	0	0	1,800.00	SF	10.00	10.00	100	2019	2019	3	97	17,460	
3	0855	CONC PAVER	0	100	12	6	72.00	SF	7.00	7.00	100	2019	2019	3	97	489	
4	0911	SCRN RM A	0	100	65	27	1,755.00	SF	17.50	17.50	100	2020	2020	3	86	26,413	
5	0861	POOL GUNIT	0	100	0	0	580.00	SF	85.00	85.00	100	2020	2020	3	90	44,370	
6	0855	CONC PAVER	0	100	0	0	1,175.00	SF	10.00	10.00	100	2020	2020	3	98	11,515	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	86	1,720	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	86	4,300	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000140	C



95291 AMELIA NATIONAL PKWY, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	2019	2019	3	98	3,430	
10.00	100	2019	2019	3	97	17,460	
7.00	100	2019	2019	3	97	489	
17.50	100	2020	2020	3	86	26,413	
85.00	100	2020	2020	3	90	44,370	
10.00	100	2020	2020	3	98	11,515	
2,000.00	100	2020	2020	3	86	1,720	
5,000.00	100	2020	2020	3	86	4,300	

TOTAL OB/XF			109,697
TOT LND UTS	UNIT TYPE	D T	DPH FACT
1.00	LT		1.00

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			688,460	
TOTAL MARKET OB/XF VALUE			109,697	
TOTAL LAND VALUE - MARKET			200,000	
TOTAL MARKET VALUE			998,157	
SOH/AGL Deduction			320,982	
ASSESSED VALUE			677,175	
TOTAL EXEMPTION VALUE	HX HB		50,722	
BASE TAXABLE VALUE			626,453	
TOTAL JUST VALUE			998,157	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			934,967	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B204753	SCRN ENCLSR	12,500	06/19/2020
B203437	SWIM POOL	35,000	05/07/2020
C1808421	CO ISSUED	0	06/07/2019
B1808421	NEW CONSTR	471,855	11/01/2018

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2164/1385	12/15/2017	WD Q V
GRANTOR: WATSON JOHN P		
GRANTEE: FANSLER JASON & DIN		
2036/1616	3/28/2016	WD Q V
GRANTOR: ANDERSEN ARTHUR JR &		
GRANTEE: WATSON JOHN P		

BUILDING NOTES		
BUILDING DIMENSIONS		
BAS=[YR=2019] W14 FOP=[YR=2019] N12 W47 S12 E22 S2 E12 N2 E13\$ W13 S2 W12 N2 W22 N6 W15 S41 E3 S4 E10 N4 E3 S3 E10 FOP=[YR=2019] S3 E12 N3 W2 N6 W8 S6 W2\$ E2 N6 E8 S6 E13 FGR=[YR=2019] S26 E2 S12 E8 S2 E10 N2 E7 N36 W15 N6 W12 S4\$ N4 E12 S6 E15 N12 E2 N16 W2 N12\$ PTR= E15 FUS=[YR=2019] E13 S20 E2 S6 W2 S8 W13 N34\$ W15\$.		