

LOT 95
IN OR 2020/664
AMELIA NATIONAL #1 PB 7/48

SIEGMUND DAVID R & SUSAN M
95054 ROYAL PALM CT
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0095-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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

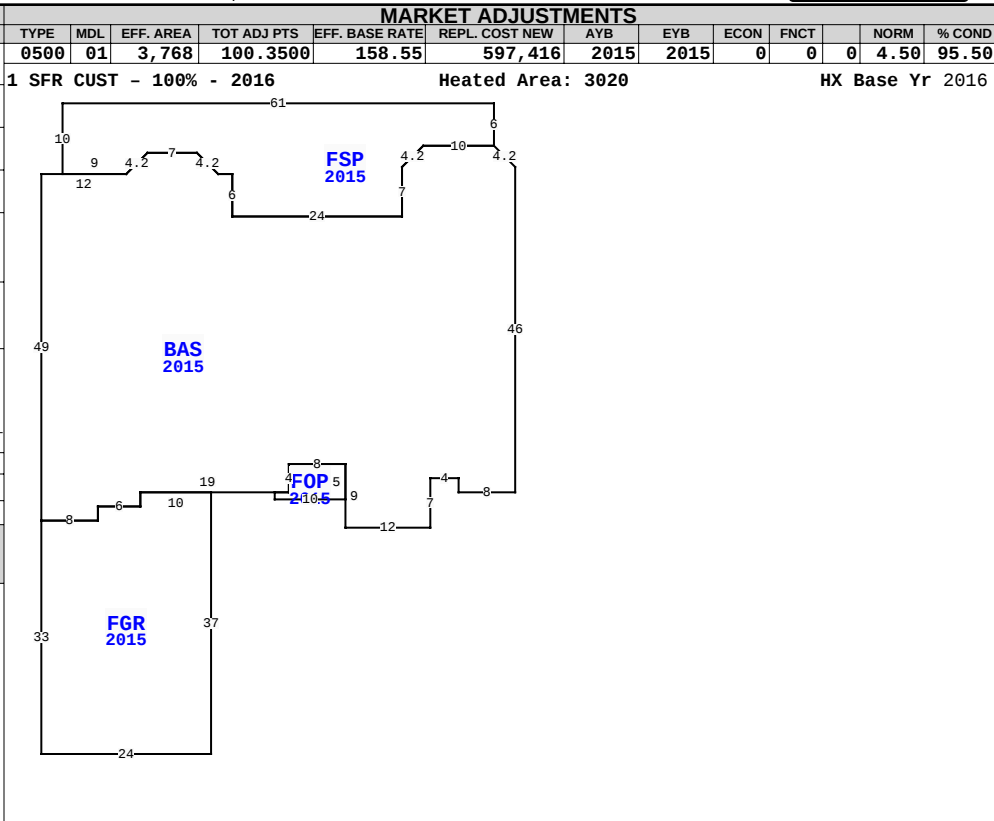
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,020	100	2015	3,020	457,274
FGR	844	55	2015	464	70,256
FOP	42	30	2015	13	1,968
FSP	677	40	2015	271	41,033

TOTALS	4,583			3,768	570,532
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	1,622.00	SF	10.00
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00
4	0855	CONC PAVER	0	100	0	0	475.00	SF	10.00
5	1134	LANDSCP BL	0	100	65	0	130.00	SF	3.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00



95054 ROYAL PALM CT, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	2015	2015	3	96	1,920	
2	0855	CONC PAVER	0	100	0	0	1,622.00	SF	10.00	10.00	100	2015	2015	3	95	15,409	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	65	3,250	
4	0855	CONC PAVER	0	100	0	0	475.00	SF	10.00	10.00	100	2016	2016	3	95	4,513	
5	1134	LANDSCP BL	0	100	65	0	130.00	SF	3.00	3.00	100	2016	2016	3	99	386	

TOTAL OB/XF										25,478							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE										570,532				
TOTAL MARKET OB/XF VALUE										25,478				
TOTAL LAND VALUE - MARKET										200,000				
TOTAL MARKET VALUE										796,010				
SOH/AGL Deduction										385,376				
ASSESSED VALUE										410,634				
TOTAL EXEMPTION VALUE										50,722				HX HB
BASE TAXABLE VALUE										359,912				
TOTAL JUST VALUE										796,010				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										735,268				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530604	CO ISSUED	0	12/16/2015
B1530604	NEW CONSTR	394,508	06/01/2015

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2020/0664	12/22/2015	WD	Q	I	01	478,600			
GRANTOR: AMELIA NATIONAL CONST									
GRANTEE: SIEGMUND DAVID R &									
2010/1649	10/22/2015	SW	U	I	37	483,000			
GRANTOR: AMELIA NATIONAL ENTER									
GRANTEE: AMELIA NATIONAL CON									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] U3 L3 FSP=[YR=2015] N6 W61 S10 E9 U3 R3 E7 D3 R3 E2 S6 E24 N7 U3 R3 E10\$ W10 D3 L3 S7 W24 N6 W2 U3 L3 W7 D3 L3 W12 S49 FGR=[YR=2015] S33 E24 N37 W10 S2 W6 S2 W8\$ E8 N2 E6 N2 E19 FOP=[YR=2015] S1 E10 N5 W8 S4 W2 \$ E2 N4 E8 S9 E12 N7 E4 S2 E8 N46\$.									