LOT 102
AMELIA NATIONAL #1 PB 7/48

ERENBERG RICHARD & LYNN
318 SNOWBERRY CIRCLE
VENETIA, PA 15367

2025

26-2N-28-006A-0102-0000

BUILDING CHARACTERISTICS

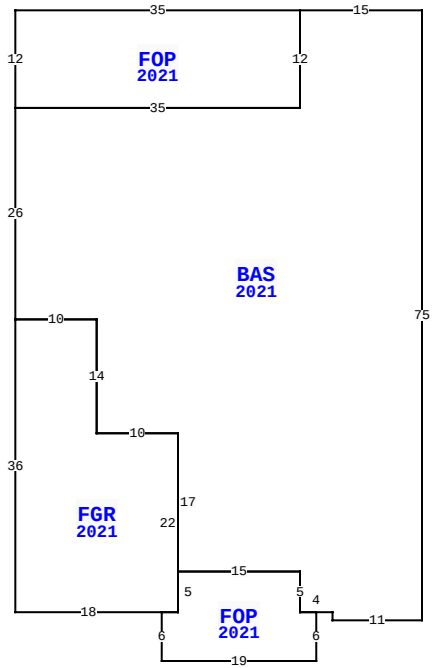
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,636	100	2021	2,636	570,884
FGR	580	55	2021	319	69,086
FOP	189	30	2021	57	12,344
FOP	420	30	2021	126	27,288
TOTALS	3,825			3,138	679,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,138	138.4554	218.76	686,469	2021	2021	0	0	0	1.00	99.00

1 SFR CUST – 0% - 2023 Heated Area: 2636 HX Base Yr



95263 AMELIA NATIONAL PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	679,604
TOTAL MARKET OB/XF VALUE	17,172
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	896,776
SOH/AGL Deduction	0
ASSESSED VALUE	896,776
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	896,776
TOTAL JUST VALUE	896,776
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	830,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2104570	NEW CONSTR	383,004	04/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2596/1325	10/11/2022	SW	Q	I	01	940,000
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: ERENBERG RICHARD &						
1599/0347	12/22/2008	WD	U	V	19	100
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: ICI JACKSONVILLE RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 FOP=[YR=2021] W35 S12 E35 N12$ S12 W35 S26 FGR=[YR=2021] S36 E18 FOP=[YR=2021] S6 E19 N6 W2 N5 W15 S5 W2$ E2 N22 W10N14 W10$ E10 S14 E10 S17 E15 S5 E4 S1 E11N75$.

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	0	0	0	862.00	SF	10.00	10.00	100	2021	2021	3	99	8,534	
2	0855	CONC PAVER	0	0	0	0	68.00	SF	10.00	10.00	100	2021	2021	3	99	673	
3	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2021	2021	3	90	4,500	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 17,172

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	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 12/28/2021 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS