LOT 107
IN OR 1464/1379
AMELIA NATIONAL #1 PB 7/48

MOLUMPHY DAVID R & CAROL D
95229 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0107-0000

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	14	CARPET 70
Interior Floo	15	HARDTILE 30
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

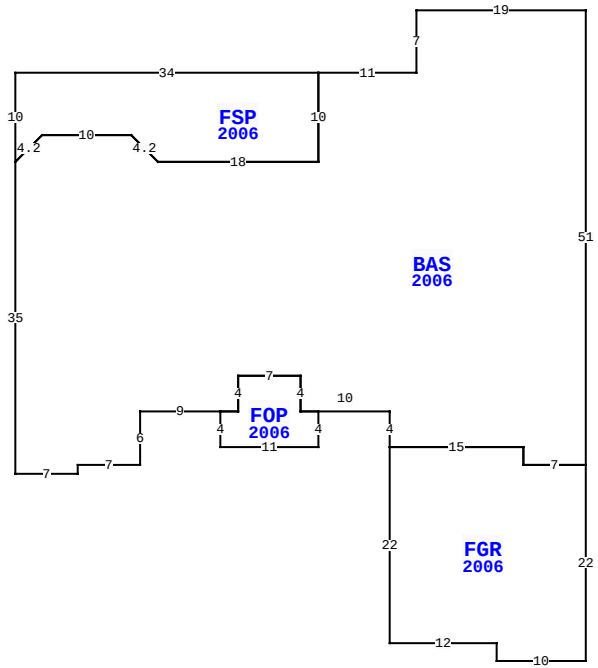
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,429	100	2006	2,429	395,810
FGR	490	55	2006	270	43,997
FOP	72	30	2006	22	3,585
FSP	301	40	2006	120	19,555
TOTALS	3,292			2,841	462,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,841	110.3040	174.28	495,129	2006	2011	0	0	0	6.50	93.50

1 SFR CUST – 100% - 2009 Heated Area: 2429 HX Base Yr 2009



95229 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		462,946
TOTAL MARKET OB/XF VALUE		12,059
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		675,005
SOH/AGL Deduction		430,353
ASSESSED VALUE		244,652
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		193,930
TOTAL JUST VALUE		675,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		535,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11193	H/AC	0	03/01/2006
E16678	NEW CONSTR	4,000	02/01/2006
C16991	CO ISSUED	206,366	01/01/2006
R08833	REPAIR/RRF	4,200	01/01/2006
P10638	NEW CONSTR	0	01/01/2006
B16991	NEW CONSTR	206,366	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1464/1379	12/11/2006	WD	Q	I		449,000
GRANTOR: AMERICAN HOMEBUILDERS						
GRANTEE: MOLUMPHY DAVID R &						
1292/1254	2/03/2005	WD	U	V	19	3,559,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: AMERICAN HOMEBUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W19 S7 W11 FSP=[YR=2006] W34 S10 U3 R3 E10 D3 R3 E18 N10$ S10W18 U3 L3 W10 D3 L3 S35E7 N1E7N6E9
FOP=[YR=2006] S4E11N4W2N4W7 S4W2$ E2 N4E7S4E10S4
FGR=[YR=2006] S22 E12 S2 E10 N22 W7N2W15$ E15 S2 E7 N51$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0810	CONCRETE A	0	100	0	0	1,600.00	SF	6.50	6.50	100	2006	2006	3	86	8,944	

LAND DESCRIPTION

TOTAL OB/XF 12,059

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	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS