LOT 110
AMELIA NATIONAL #1 PB 7/48

PARENTE JOHN & GRACE
1701 RACE STREET APT 1710
PHILADELPHIA, PA 19103

2025

26-2N-28-006A-0110-0000

BUILDING CHARACTERISTICS

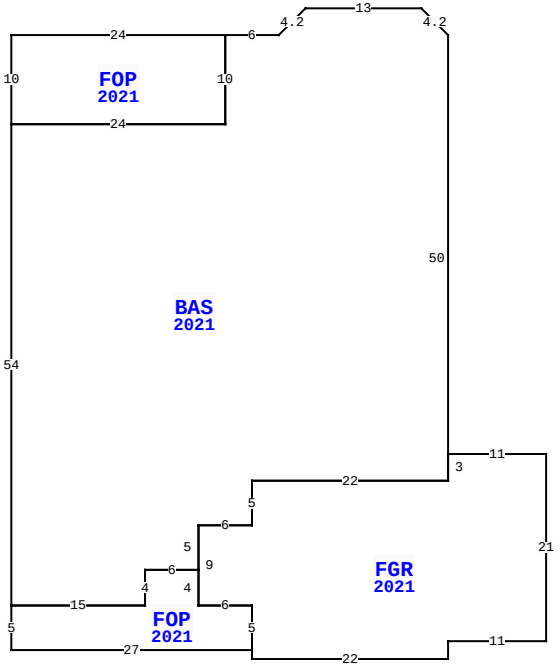
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,558	100	2021	2,558	430,334
FGR	725	55	2021	399	67,124
FOP	159	30	2021	48	8,075
FOP	240	30	2021	72	12,113
TOTALS	3,682			3,077	517,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,077	107.5480	169.93	522,875	2021	2021	0	0	0	1.00	99.00

1 SFR CUST – 0% - 0 Heated Area: 2558 HX Base Yr



BLD DATE	03/22/2007	PH	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

95191 AMELIA NATIONAL PKWY, FERNANDINA BEACH 05/08/2025 MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	517,646
TOTAL MARKET OB/XF VALUE	1,283
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	718,929
SOH/AGL Deduction	52,882
ASSESSED VALUE	666,047
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	666,047
TOTAL JUST VALUE	718,929
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	660,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2100624	CO ISSUED	0	11/29/2021
B2100624	NEW CONSTR	362,508	01/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2521/0768	12/06/2021	WD	Q	I	01	659,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: PARENTE JOHN & GRAC						
2286/1317	7/01/2019	SW	U	V	11	100
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] U3 L3 W13 D3 L3 W6 FOP=[YR=2021] W24 S10 E24 N10$ S10 W24 S54 FOP=[YR=2021] S5 E27 FGR=[YR=2021] S1 E22 N2 E11 N21 W11 S3 W22 S5 W6 S9 E6 S5$ N5 W6 N4 W6 S4 W15$ E15 N4 E6 N5 E6 N5 E22 N50$.

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	1,242.00	SF	1.00	1.00	100	2021	2021	3	99	1,230	
2	0855	CONC PAVER	0	0	0	0	54.00	SF	1.00	1.00	100	2021	2021	3	99	53	

LAND DESCRIPTION

TOTAL OB/XF 1,283

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	000135	C	RES NATURAL	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