LOT 112
AMELIA NATIONAL #1 PB 7/48

LE ROUX TOBIAS R & SHARON D
95181 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0112-0000

BUILDING CHARACTERISTICS

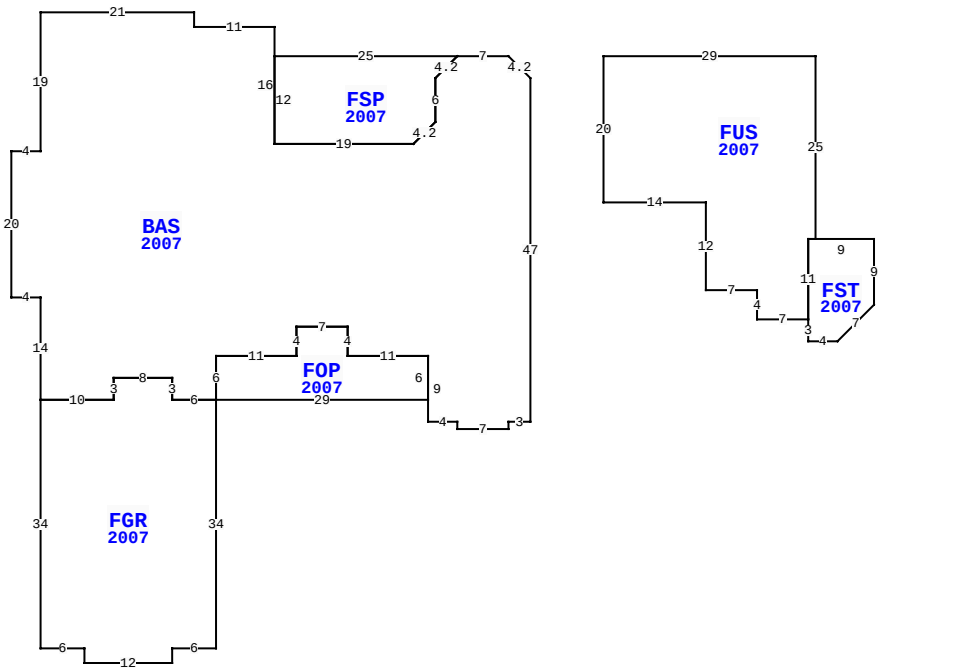
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	2,954	100	2007	2,954	437,034
FGR	864	55	2007	475	70,274
FOP	202	30	2007	61	9,025
FSP	264	40	2007	106	15,682
FST	114	55	2007	63	9,321
FUS	781	100	2007	781	115,547
TOTALS	5,179			4,440	656,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,440	99.6160	157.39	698,812	2007	2012	0	0	0	6.00	94.00

1 SFR CUST – 100% - 2024 Heated Area: 3735 HX Base Yr 2024



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

95181 AMELIA NATIONAL PKWY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		656,883
TOTAL MARKET OB/XF VALUE		51,154
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		908,037
SOH/AGL Deduction		159,590
ASSESSED VALUE		748,447
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		697,725
TOTAL JUST VALUE		908,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		727,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24395	ADDITION	14,034	02/01/2011
M12004	NEW CONSTR	0	09/01/2006
C17990	CO ISSUED	0	06/01/2006
B0617990	CO ISSUED	339,438	06/01/2006
B0617990	NEW CONSTR	339,438	06/01/2006
E0617567	NEW CONSTR	4,000	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2629/0923	3/29/2023	WD	Q	I	01	865,000
GRANTOR: TAYLOR TAMI						
GRANTEE: LE ROUX TOBIAS R &						
2280/1531	6/10/2019	WD	Q	I	01	490,000
GRANTOR: MCLEAN LEE ALLEN & AM						
GRANTEE: TAYLOR TAMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] U3 L3 W7 FSP=[YR=2007] W25 S12E19 U3 R3 N6 R3 U3 $ D3 L3 S6 D3 L3 W19N16W11N2W21 S19W4S20 E4S14
FGR=[YR=2007] S34 E6S2E12N2E6 N34W6N3W8S3W10$ E10N3E8S3E6
FOP=[YR=2007] E29N6W11N4W7S4W11S6$
N6E11N4E7S4E11S9E4S1E7N1E3N47$ PTR=N3E10 FUS=[YR=2007]
S20E14S12E7 S4E7 FST=[YR=2007] S3E4 U5 R5 N9W9S11
$N11E1N25W29$ W10S3$.

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	2007	2007	3	90	3,150	
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2007	2007	3	27	270	
3	0855	CONC PAVER	0	100	12	3	36.00	SF	10.00	10.00	100	2007	2007	3	87	313	
4	0810	CONCRETE A	0	100	0	0	1,942.00	SF	8.26	8.26	100	2007	2007	3	87	13,947	
5	1125	CB/STC 6"	0	100	16	5	80.00	SF	7.35	7.35	100	2007	2007	3	87	512	
6	0810	CONCRETE A	0	100	16	6	96.00	SF	6.50	6.50	100	2007	2007	3	87	543	
7	0911	SCRN RM A	0	100	0	0	751.00	SF	17.50	17.50	100	2011	2011	3	45	5,914	
8	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00	85.00	100	2011	2011	3	60	22,848	
9	0855	CONC PAVER	0	100	0	0	303.00	SF	10.00	10.00	100	2011	2011	3	91	2,757	
10	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	45	900	

TOTAL OB/XF 51,154

LAND DESCRIPTION

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	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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS