LOT 113
AMELIA NATIONAL #1 PB 7/48

WILLIAMS MICHAEL VINCENT
95180 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0113-0000

BUILDING CHARACTERISTICS

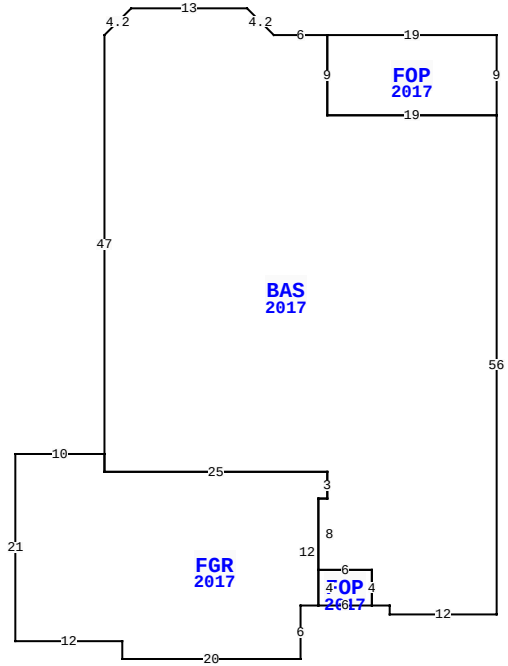
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,318	100	2017	2,318	395,948
FGR	701	55	2017	386	65,935
FOP	24	30	2017	7	1,196
FOP	171	30	2017	51	8,712
TOTALS	3,214			2,762	471,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,762	112.0320	177.01	488,902	2017	2017	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2024 Heated Area: 2318 HX Base Yr 2024



95180 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		471,790
TOTAL MARKET OB/XF VALUE		16,260
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		688,050
SOH/AGL Deduction		38,073
ASSESSED VALUE		649,977
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		599,255
TOTAL JUST VALUE		688,050
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		631,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702792	CO ISSUED	0	08/28/2017
B1702792	NEW CONSTR	304,933	05/01/2017
E15523	ELEC OTHER	0	08/01/2005
B15741	OTHER	0	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2647/84	6/07/2023	WD	Q	I	01	810,000
GRANTOR: BARROS ANDRE BOSARI &						
GRANTEE: WILLIAMS MICHAEL VI						
2577/0524	7/11/2022	WD	Q	I	02	755,000
GRANTOR: LANAGHAN PATRICK & DA						
GRANTEE: BARROS ANDRE BOSARI						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W19 BAS=[YR=2017] W6 U3 L3 W13 D3 L3 S47 FGR=[YR=2017] W10 S21 E12 S2 E20 N6 E2 FOP=[YR=2017] E6 N4 W6 S4$ N12 E1 N3 W25 N2$ S2 E25 S3 W1 S8 E6 S4 E2 S1 E12 N56 W19 N9$ S9 E19 N9$.

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	100	15	3	45.00	SF	10.00	10.00	100	2017	2017	3	96	432	
2	0855	CONC PAVER	0	100	0	0	895.00	SF	10.00	10.00	100	2017	2017	3	96	8,592	
3	0855	CONC PAVER	0	100	0	0	746.00	SF	10.00	10.00	100	2019	2019	3	97	7,236	

LAND DESCRIPTION

TOTAL OB/XF 16,260

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 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