LOT 114
IN OR 1921/905
AMELIA NATIONAL #1 PB 7/48

RUDOV CORNELL K & SUSAN
95188 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0114-0000

BUILDING CHARACTERISTICS

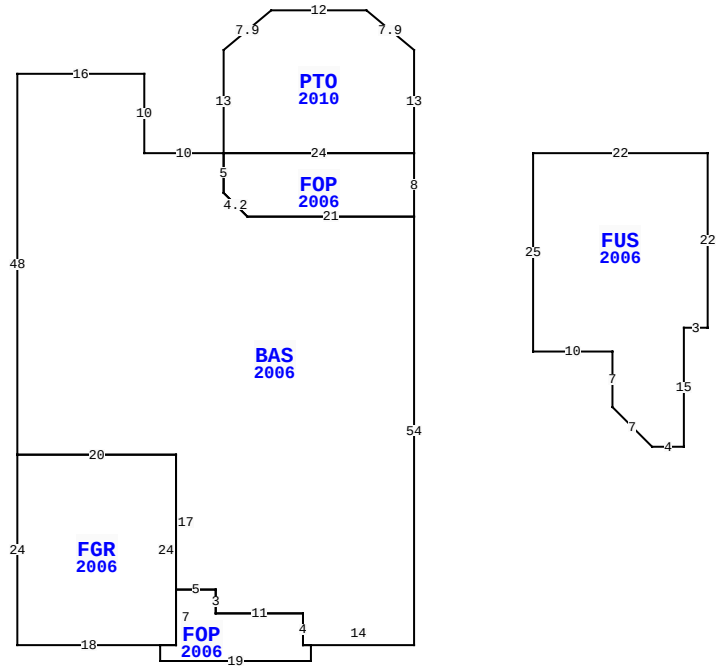
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	18	SLATE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,514	100	2006	2,514	387,040
FGR	480	55	2006	264	40,644
FOP	117	30	2006	35	5,388
FOP	188	30	2006	56	8,621
FUS	637	100	2006	637	98,069
PTO	402	5	2010	20	3,079
TOTALS	4,338			3,526	542,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,526	104.5800	165.24	582,636	2006	2011	0	0	0	6.83	93.17

1 SFR CUST – 100% - 2016 Heated Area: 3151 HX Base Yr 2016



95188 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		542,842
TOTAL MARKET OB/XF VALUE		11,720
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		754,562
SOH/AGL Deduction		416,523
ASSESSED VALUE		338,039
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		287,317
TOTAL JUST VALUE		754,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		597,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23237	XFOB	7,839	01/01/2010
M10751	H/AC	0	12/01/2005
E16212	NEW CONSTR	1,900	11/01/2005
P10212	NEW CONSTR	0	10/01/2005
C16174	CO ISSUED	0	09/01/2005
C16174	CO ISSUED	300,000	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2003/1820	9/16/2015	SW	U	V	11	100
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: WEEKLEY HOMES LP						
1921/0905	6/04/2014	WD	Q	I	02	373,000
GRANTOR: DAVIDHEISER RICHARD B						
GRANTEE: RUDOV CORNELL K & S						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2010] N13 U5 L6 W12 D5 L6 S13 E24 $FOP=[YR=2006] W24 BAS=[YR=2006] W10 N10 W16 S48 FGR=[YR=2006] S24 E18 FOP=[YR=2006] S2 E19 N2 W1 N4 W11 N3W5 S7 W2$ E2 N24 W20$ E20 S17 E5 S3 E11 S4 E14 N54 W21 L3 U3 N5$ S5 D3 R3 E21 N8$ PTR= E15 FUS=[YR=2006] E22 S22 W3 S15 W4 L5 U5 N7 W10 N25$ W15$.

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	0855	CONC PAVER	0	100	0	0	212.00	SF	7.00	7.00	100	2006	2006	3	86	1,276	
3	0911	SCRN RM A	0	100	0	0	402.00	SF	17.50	17.50	100	2010	2010	3	40	2,814	
4	0462	ST/AL FNC	0	100	150	0	600.00	SF	10.00	10.00	100	2014	2014	3	71	4,260	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	85	255	

LAND DESCRIPTION

TOTAL OB/XF 11,720

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	000134	C	RES POND	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