LOT 115
AMELIA NATIONAL #1 PB 7/48

ROBINSON JAMES G
95194 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0115-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

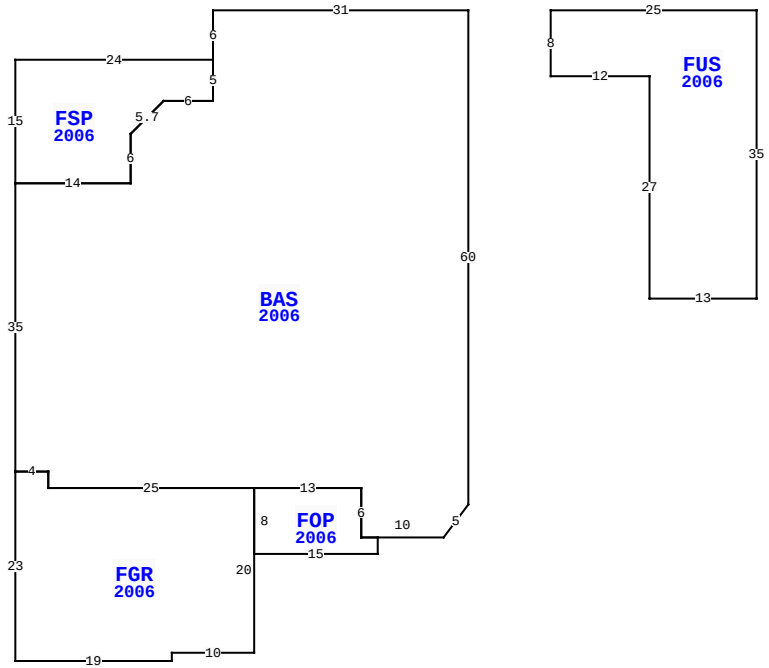
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,842	100	2006	2,842	434,915
FGR	607	55	2006	334	51,113
FOP	108	30	2006	32	4,897
FSP	268	40	2006	107	16,375
FUS	551	100	2006	551	84,320
TOTALS	4,376			3,866	591,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,866	103.5900	163.67	632,748	2006	2011	0	0	0	6.50	93.50

1 SFR CUST – 0% - 0 Heated Area: 3393 HX Base Yr



95194 AMELIA NATIONAL PKWY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	591,619
TOTAL MARKET OB/XF VALUE	14,992
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	806,611
SOH/AGL Deduction	104,568
ASSESSED VALUE	702,043
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	702,043
TOTAL JUST VALUE	806,611
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	638,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2105565	ROOF	27,926	05/03/2021
M10089	H/AC	0	08/01/2005
P0509587	NEW CONSTR	0	06/01/2005
E0515219	NEW CONSTR	0	06/01/2005
C15062	CO ISSUED	0	04/01/2005
R07512	REPAIR/RRF	5,000	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2476/1420	7/06/2021	WD	Q	I	01	770,000
GRANTOR: STAPP TRACY A & SHARO						
GRANTEE: ROBINSON JAMES G						
2260/0123	3/07/2019	WD	Q	I	01	357,000
GRANTOR: DAWSON PAUL & MICHELL						
GRANTEE: STAPP TRACY A & SHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W31S6 FSP=[YR=2006] W24 S15 E14 N6 U4 R4 E6N5$ S5W6 L4 D4 S6W14 S35 FGR=[YR=2006] S23 E19 N1 E10 N20 W25 N2W4$ E4S2E25 FOP=[YR=2006] S8E15N2W2N6W13$E13S6 E10 U4 R3 N60$ PTR= E10 FUS=[YR=2006] S8 E12 S27 E13 N35 W25 $ W10$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0855	CONC PAVER	0	0	0	0	1,381.00	SF	10.00	10.00	100	2006	2006	3	86	11,877	

LAND DESCRIPTION

TOTAL OB/XF 14,992

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	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 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