LOT 117
AMELIA NATIONAL #1 PB 7/48

GRADY KEVIN J & ELIZABETH J
95204 AMELIA NATIONAL PARKWAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0117-0000

BUILDING CHARACTERISTICS

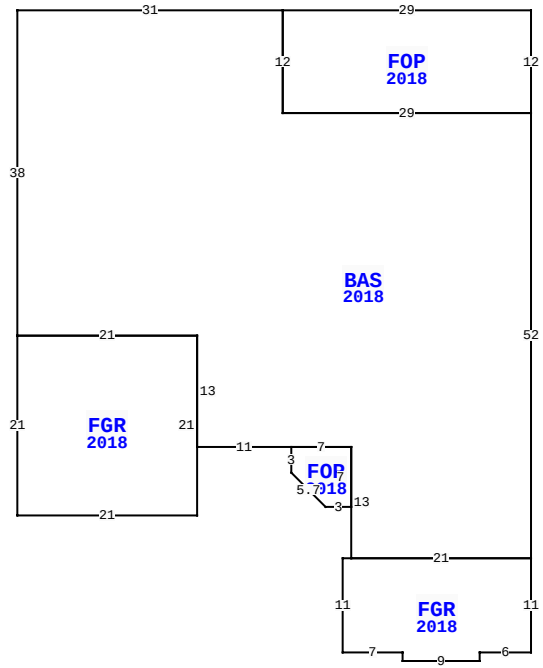
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,712	100	2018	2,712	446,630
FGR	251	55	2018	138	22,727
FGR	441	55	2018	243	40,019
FOP	41	30	2018	12	1,976
FOP	348	30	2018	104	17,127
TOTALS	3,793			3,209	528,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,209	107.4560	169.78	544,824	2018	2018	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2020 Heated Area: 2712 HX Base Yr 2020



95204 AMELIA NATIONAL PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		528,479
TOTAL MARKET OB/XF VALUE		8,472
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		736,951
SOH/AGL Deduction		589,539
ASSESSED VALUE		147,412
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,690
TOTAL JUST VALUE		736,951
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		677,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803380	CO ISSUED	0	10/26/2018
B1803380	NEW CONSTR	368,907	04/03/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2786/1080	4/11/2025	WD	Q	I	01	850,000
GRANTOR: KATZENBACH CHRISTINA						
GRANTEE: GRADY KEVIN J & ELI						
2280/0823	6/05/2019	WD	Q	I	02	462,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: KATZENBACH CHRISTIN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W29 BAS=[YR=2018] W31 S38 FGR=[YR=2018] S21 E21 N21 W21$ E21 S13 E11 FOP=[YR=2018] S3 D4 R4 E3 N7 W7$ E7 S13 FGR=[YR=2018] W1 S11 E7 S1 E9 N1 E6 N11 W21$ E21 N52 W29 N12$ S12 E29 N12$.

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	0810	CONCRETE A	0	100	15	4	60.00	SF	6.50	6.50	100	2018	2018	3	97	378	
2	0812	CONCRETE C	0	100	0	0	1,202.00	SF	4.00	4.00	100	2018	2018	3	97	4,664	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430	

LAND DESCRIPTION

TOTAL OB/XF 8,472

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 02/01/2019 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS