LOT 119
AMELIA NATIONAL #1 PB 7/48

CAGINALP AYDIN S/DENKOWICZ STEPHANIE
95214 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0119-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

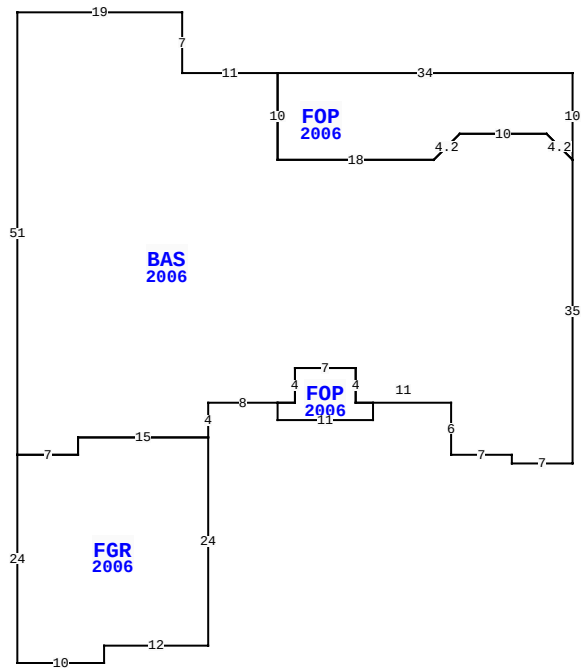
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,429	100	2006	2,429	395,810
FGR	534	55	2006	294	47,908
FOP	50	30	2006	15	2,444
FOP	301	30	2006	90	14,665
TOTALS	3,314			2,828	460,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,828	110.3040	174.28	492,864	2006	2011	0	0	0	6.50	93.50

1 SFR CUST – 100% - 2020 Heated Area: 2429 HX Base Yr 2020



95214 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		460,828
TOTAL MARKET OB/XF VALUE		12,004
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		672,832
SOH/AGL Deduction		335,204
ASSESSED VALUE		337,628
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		286,906
TOTAL JUST VALUE		672,832
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000770	REPAIR/RRF	20,680	01/13/2022
M11745	H/AC	0	07/01/2006
C17681	CO ISSUED	0	05/01/2006
R09234	REPAIR/RRF	3,700	05/01/2006
B0617681	NEW CONSTR	182,602	05/01/2006
P11091	NEW CONSTR	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2300/0688	8/26/2019	WD	Q	I	01	400,000
GRANTOR: BRAERMAN ETHEL MAE						
GRANTEE: CAGINALP AYDIN S &						
2162/0380	11/28/2017	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: BRAERMAN ETHEL MAE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W34 BAS=[YR=2006] W11N7W19 S51 FGR=[YR=2006] S24E10 N2E12 N24 W15S2W7$E7N2E15N4E8FOP=[YR=2006] S2 E11N2W2N4W7S4W2$ E2N4E7S4E11 S6E7S1E7N35 U3 L3 W10 D3 L3 W18N10$S10E18 U3 R3 E10 R3 D3 N10$.

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	0810	CONCRETE A	0	100	0	0	1,550.00	SF	6.50	6.50	100	2006	2006	3	86	8,665	
3	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50	6.50	100	2006	2006	3	86	224	

LAND DESCRIPTION

TOTAL OB/XF 12,004

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