LOT 121
AMELIA NATIONAL #1 PB 7/48

WESCHE ROBERT J & KATHY L
95224 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0121-0000

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		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

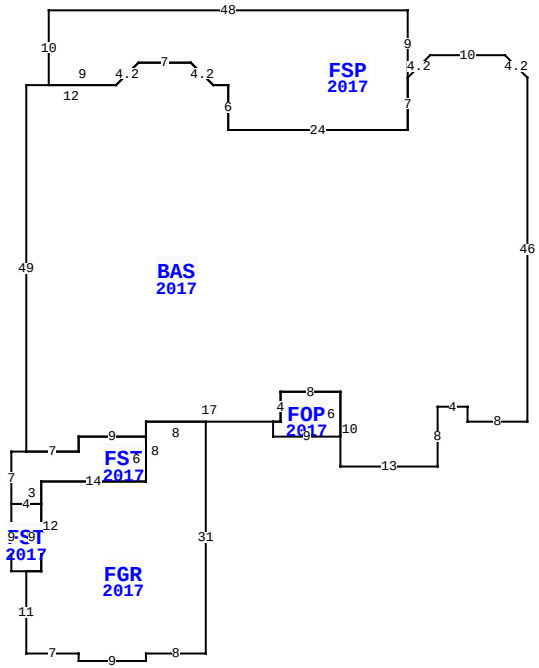
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,040	100	2017	3,040	487,242
FGR	601	55	2017	331	53,052
FOP	50	30	2017	15	2,404
FSP	594	40	2017	238	38,145
FST	36	55	2017	20	3,206
FST	102	55	2017	56	8,975
TOTALS	4,423			3,700	593,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,700	105.1200	166.09	614,533	2017	2017	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2022 Heated Area: 3040 HX Base Yr 2022



95224 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		593,024
TOTAL MARKET OB/XF VALUE		17,574
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		810,598
SOH/AGL Deduction		183,219
ASSESSED VALUE		627,379
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		576,657
TOTAL JUST VALUE		810,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		748,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706313	CO ISSUED	0	12/07/2017
B1706313	NEW CONSTR	396,875	07/14/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2800/1063	7/14/2025	WD	Q	I	01	1,015,000
GRANTOR: ZAGAJESKI CHRISTOPHER						
GRANTEE: WESCHE ROBERT J & K						
2510/0039	10/07/2021	WD	U	I	11	100
GRANTOR: RAMSEY JAMES A						
GRANTEE: ZAGAJESKI CHRISTOPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 W10 L3 D3 FSP=[YR=2017] N9 W48 S10 E9 U3 R3 E7 D3 R3 E2 S6 E24 N7$ S7 W24 N6 W2 U3 L3 W7 D3 L3 W12 S49 FST=[YR=2017] W2 S7 FST=[YR=2017] S9 E2 FGR=[YR=2017] S11 E7 S1 E9 N1 E8 N31 W8 S8 W14 S12 W2$ E2 N9 W4$ E4 N3 E14 N6 W9 S2 W7$ E7 N2 E9 N2 E17 FOP=[YR=2017] S2 E9 N6 W8 S4 W1$ E1 N4 E8 S10 E13 N8 E4 S2 E8 N46$.

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	7	4	28.00	SF	10.00	10.00	100	2017	2017	3	96	269	
2	0855	CONC PAVER	0	100	0	0	1,449.00	SF	10.00	10.00	100	2017	2017	3	96	13,910	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395	

LAND DESCRIPTION

TOTAL OB/XF 17,574

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 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