LOT 123
AMELIA NATIONAL #1 PB 7/48

SKIERCZYNSKI JAMES D & CAROL S REV TRUST/SKIERCZYN
95232 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0123-0000

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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
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
Quality	03	Quality Level 03

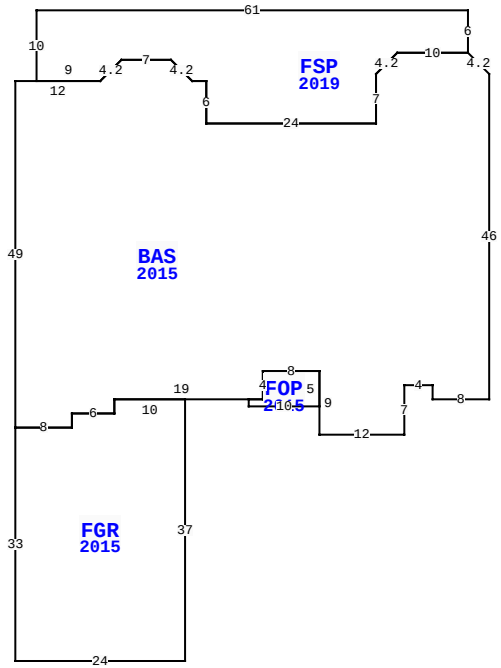
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,020	100	2015	3,020	585,962
FGR	844	55	2015	464	90,029
FOP	42	30	2015	13	2,522
FSP	677	40	2019	271	52,581
TOTALS	4,583			3,768	731,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,768	128.5875	203.17	765,545	2015	2015	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2022 Heated Area: 3020 HX Base Yr 2022



95232 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		731,095
TOTAL MARKET OB/XF VALUE		16,720
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		947,815
SOH/AGL Deduction		201,877
ASSESSED VALUE		745,938
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		695,216
TOTAL JUST VALUE		947,815
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		879,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909123	3- WINDOWS/DOORS	32,655	11/01/2019
B1429339	CO ISSUED	0	03/05/2015
B1429339	NEW CONSTR	388,611	09/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2619/0187	2/13/2023	SW	U	I	11	100
GRANTOR: SKIERCZYNSKI JAMES D						
GRANTEE: SKIERCZYNSKI JAMES						
2505/0375	10/08/2021	WD	Q	I	02	805,000
GRANTOR: HALLE GLORIA ANN & LA						
GRANTEE: SKIERCZYNSKI JAMES						

BUILDING NOTES

EXTRA FEATURES

L N	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	0	0	1,760.00	SF	10.00	10.00	100	2015	2015	3	95	16,720	

BUILDING DIMENSIONS

BAS=[YR=2015] U3 L3 FSP=[YR=2019] N6 W61 S10 E9 U3 R3 E7 D3 R3 E2 S6 E24 N7 U3 R3 E10$ W10 D3 L3 S7 W24 N6 W2 U3 L3 W7 L3 D3 W12 S49 FGR=[YR=2015] S33 E24 N37 W10 S2 W6 S2 W8$ E8 N2 E6 N2 E19 FOP=[YR=2015] S1 E10 N5 W8 S4 W2 $ E2 N4 E8 S9 E12 N7 E4 S2 E8 N46$.

LAND DESCRIPTION

TOTAL OB/XF 16,720

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 07/23/2020 BY KWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS