

LOT 211
IN OR 2182/1767
AMELIA NATIONAL #1B PB 7/191

VITTI MICHAEL S & LYNN C
95078 POPLAR WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0211-0000



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 50
Interior Floo	14	CARPET 50
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	2,860	100	2007	2,860	370,239
FGR	622	55	2007	342	44,273
FOP	99	30	2007	30	3,883
FSP	268	40	2019	107	13,851
TOTALS	3,849			3,339	432,248

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	1,067.00	SF	5.20
3	0911	SCRN RM A	0	100	0	0	1,464.00	SF	17.50
4	0861	POOL GUNIT	0	100	0	0	438.00	SF	85.00
5	0855	CONC PAVER	0	100	0	0	1,026.00	SF	10.00
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00

REVIEW DATE 11/08/2019 BY NWKW

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,339	107.1800	141.48	472,402	2007	2007	0	0
1 SNGL FAM - 100% - 2019									
Heated Area: 2860									
HX Base Yr 2019									

TOTAL OB/XF									
72,967									

TOTAL OB/XF									
72,967									

Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					432,248				
TOTAL MARKET OB/XF VALUE					72,967				
TOTAL LAND VALUE - MARKET					135,000				
TOTAL MARKET VALUE					640,215				
SOH/AGL Deduction					261,938				
ASSESSED VALUE					378,277				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					327,555				
TOTAL JUST VALUE					640,215				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					651,953				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2050903	H/AC	0	06/01/2020
B1807583	SCRN ENCLSRE	36,304	10/01/2018
B1805025	SWIM POOL	67,958	07/01/2018
M13175	MECH OTHER	0	08/01/2007
E19719	ELEC OTHER	0	07/01/2007
P12533	OTHER	0	07/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2182/1767	2/28/2018	WD	Q	I	02	305,000	
GRANTOR: ELSASS DANIEL W &							
GRANTEE: VITTI MICHAEL S & L							
1557/1027	3/26/2008	WD	Q	I		349,200	
GRANTOR: TAYLOR MORRISON OF FL							
GRANTEE: ELSASS DANIEL W & I							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2019] W24 BAS=[YR=2007] N6 W31 S60 D4 R4 E8									
FOP=[YR=2007] S1 E15 FGR=[YR=2007] S15 E10 S1 E18 N20 W4 N3									
W24 S7 \$ N7 W14 S6 W1 \$ E1 N6 E38 S3 E4 N40 W14 N6 U4 L4 W6									
N5 \$ S5 E6 R4 D4 S6 E14 N15 \$.									