LOT 239
AMELIA NATIONAL #1B PB 7/191

DEMENNA WILLIAM G & MARY L
95454 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0239-0000

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	12	HARDWOOD 80
Interior Floo	14	CARPET 20
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

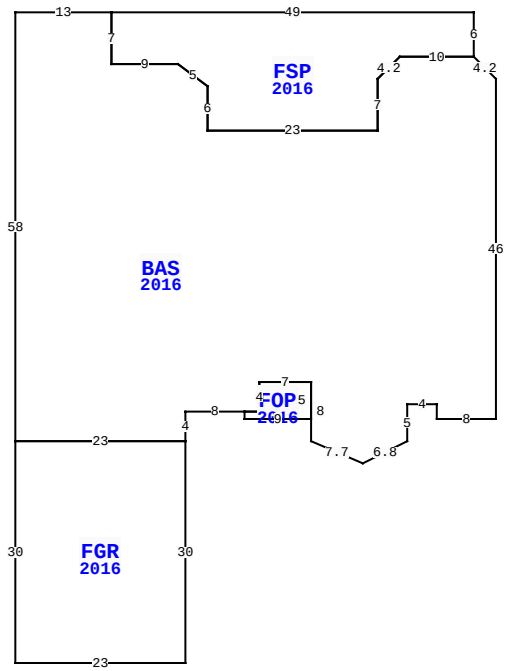
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,080	100	2016	3,080	615,965
FGR	690	55	2016	380	75,996
FOP	37	30	2016	11	2,200
FSP	548	40	2016	219	43,797
TOTALS	4,355			3,690	737,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,690	129.1590	204.07	753,018	2016	2020	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2024 Heated Area: 3080 HX Base Yr 2024



95454 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		737,958
TOTAL MARKET OB/XF VALUE		25,809
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		963,767
SOH/AGL Deduction		42,651
ASSESSED VALUE		921,116
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		870,394
TOTAL JUST VALUE		963,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		895,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530659	CO ISSUED	0	05/09/2016
B1530659	NEW CONSTR	390,269	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2579/1476	7/17/2022	WD	Q	I	01	1,100,000
GRANTOR: ABUCEWICZ VINCENT & E						
GRANTEE: DEMENNA WILLIAM G &						
2045/1791	5/13/2016	WD	Q	I	01	465,800
GRANTOR: AMELIA NATIONAL CONS						
GRANTEE: ABUCEWICZ VINCENT &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] U3 L3 FSP=[YR=2016] N6 W49 S7 E9 D3 R4 S6 E23 N7 U3 R3 E10 $ W10 D3 L3 S7 W23N6 U3 L4 W9 N7 W13 S58 FGR=[YR=2016] S30 E23 N30 W23$ E23 N4 E8 FOP=[YR=2016] S1 E9 N5 W7 S4 W2$ E2 N4 E7 S8 D3 R7 R6 U3 N5 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	3,395	
2	0855	CONC PAVER	0	100	0	0	1,709.00	SF	10.00	10.00	100	2016	2016	3	95	16,236	
3	0855	CONC PAVER	0	100	52	12	624.00	SF	10.00	10.00	100	2021	2021	3	99	6,178	

LAND DESCRIPTION

TOTAL OB/XF 25,809

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 11/30/2022 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS