LOT 241
AMELIA NATIONAL #1B PB 7/191

TURNER FAMILY TRUST/TURNER DAVIS L TRUSTEE
95466 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0241-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

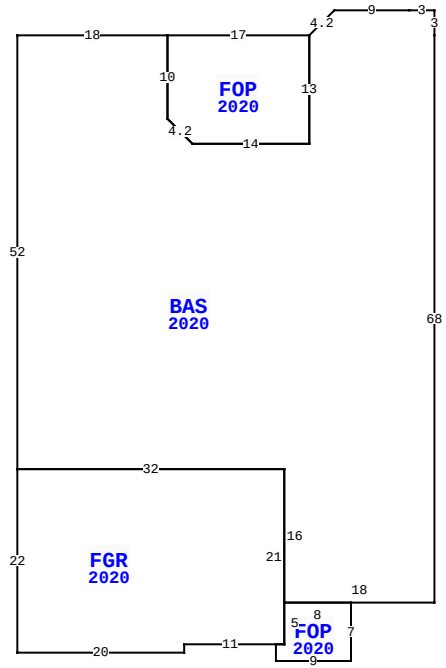
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	2,712	100	2020	2,712	574,521
FGR	692	55	2020	381	80,713
FOP	58	30	2020	17	3,601
FOP	217	30	2020	65	13,770
TOTALS	3,679			3,175	672,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,175	136.1186	215.07	682,847	2020	2020	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2021 Heated Area: 2712 HX Base Yr 2021



95466 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		672,604
TOTAL MARKET OB/XF VALUE		17,346
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		889,950
SOH/AGL Deduction		347,394
ASSESSED VALUE		542,556
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		491,834
TOTAL JUST VALUE		889,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		824,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1913082	CO ISSUED	0	08/10/2020
B2006399	SCRN ENCLSR	2,450	08/01/2020
19013082	NEW CONSTR	375,532	12/31/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2378/0696	7/21/2020	WD	Q	I	01	574,200
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: TURNER FAMILY TRUST						
2286/1323	7/01/2019	SW	Q	V	05	350,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] N3 W3 W9 D3L3 S13 W14 U3L3 N10 W18 S52 E32 S16 E18 N68 $
FGR=[YR=2020;ORIG=-50,52] S22 E20 N1 E11 E1 N21 W32 $
FOP=[YR=2020;ORIG=-15,0] W17 S10 D3R3 E14 N13 $
FOP=[YR=2020;ORIG=-19,73] S2 E9 N7 W8 S5 W1 $
.

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	10	3	30.00	SF	10.00	10.00	100	2020	2020	3	98	294	
2	0855	CONC PAVER	0	100	0	0	1,047.00	SF	10.00	10.00	100	2020	2020	3	98	10,261	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
4	0911	SCRN RM A	0	100	17	13	221.00	SF	17.50	17.50	100	2020	2020	3	86	3,326	

LAND DESCRIPTION

TOTAL OB/XF 17,346

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 03/10/2021 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS