LOT 242
AMELIA NATIONAL #1B PB 7/191

GILLILAND MICHAEL & LAURIE L/E/
95474 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0242-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 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		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

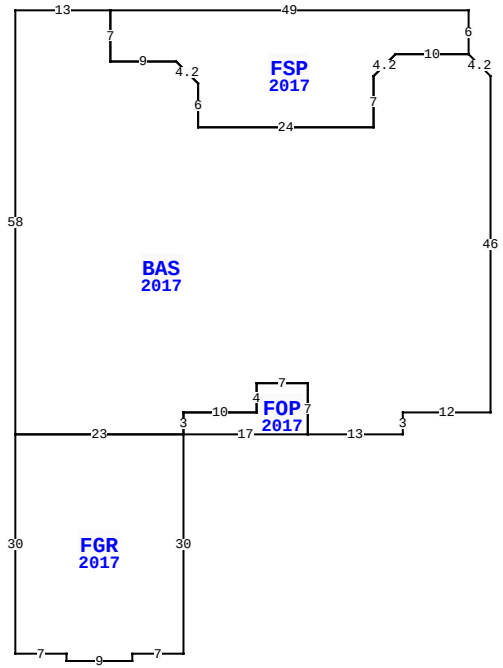
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,078	100	2017	3,078	484,897
FGR	699	55	2017	384	60,494
FOP	79	30	2017	24	3,781
FSP	555	40	2017	222	34,974
TOTALS	4,411			3,708	584,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,708	103.3200	163.25	605,331	2017	2017	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2018 Heated Area: 3078 HX Base Yr 2018



95474 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		584,144
TOTAL MARKET OB/XF VALUE		10,484
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		794,628
SOH/AGL Deduction		361,361
ASSESSED VALUE		433,267
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		382,545
TOTAL JUST VALUE		794,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		733,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1702273	CO ISSUED	0	10/02/2017
B1702273	NEW CONSTR	394,991	03/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2282/1488	6/05/2019	QC	U	I	11	100
GRANTOR: GILLILAND MICHAEL & L						
GRANTEE: GILLILAND MICHAEL A						
2150/0152	10/03/2017	WD	Q	I	01	474,700
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: GILLILAND MICHAEL &						

BUILDING NOTES

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	2017	2017	3	97	3,395	
2	0812	CONCRETE C	0	100	0	0	1,846.00	SF	4.00	4.00	100	2017	2017	3	96	7,089	

BUILDING DIMENSIONS

BAS=[YR=2017] L3 U3 FSP=[YR=2017] N6 W49 S7 E9 D3 R3 S6 E24 N7 R3 U3 E10$ W10 D3 L3 S7 W24 N6 L3 U3 W9 N7 W13 S58 FGR=[YR=2017] S30 E7 S1 E9 N1 E7 N30 W23$ E23 FOP=[YR=2017] E17 N7 W7 S4 W10 S3$ N3 E10 N4 E7 S7 E13 N3 E12 N46$.

LAND DESCRIPTION

TOTAL OB/XF 10,484

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