LOT 243
AMELIA NATIONAL #1B PB 7/191

STRICKENBURG MARK R & DEBRA L
95482 AMELIA NATIONAL PARKWAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0243-0000

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	11	CLAY TILE 100
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

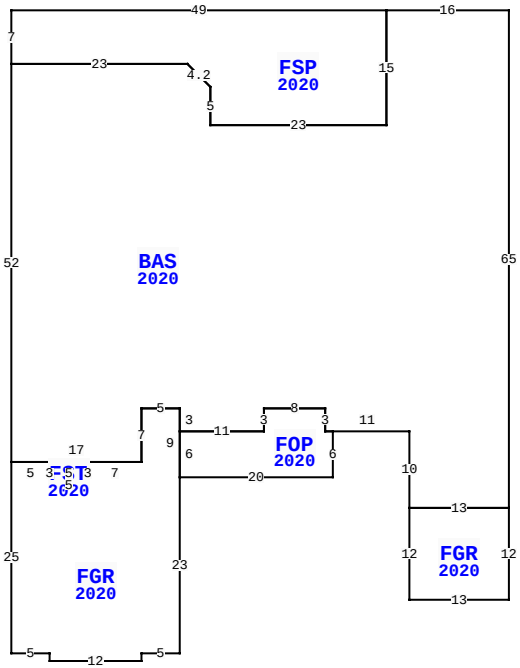
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,203	100	2020	3,203	544,543
FGR	156	55	2020	86	14,621
FGR	582	55	2020	320	54,404
FOP	144	30	2020	43	7,311
FSP	532	40	2020	213	36,212
FST	15	55	2020	8	1,360
TOTALS	4,632			3,873	658,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,873	109.8000	173.48	671,888	2020	2020	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2021 Heated Area: 3203 HX Base Yr 2021



95482 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		658,450
TOTAL MARKET OB/XF VALUE		16,775
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		875,225
SOH/AGL Deduction		320,882
ASSESSED VALUE		554,343
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		503,621
TOTAL JUST VALUE		875,225
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		810,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904402	CO ISSUED	0	12/01/2020
19004402	NEW CONSTR	444,569	04/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2415/0218	12/03/2020	WD	Q	I	02	600,800
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: STRICKENBURG MARK R						
2415/0217	12/03/2020	WD	U	V	11	100
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 FSP=[YR=2020] W49 S7 E23 D3 R3 S5 E23 N15$ S15 W23 N5 U3 L3 W23 S52 FGR=[YR=2020] S25 E5 S1 E12 N1 E5 N23 FOP=[YR=2020] E20 N6 W1 N3 W8 S3 W11 S6$ N9 W5 S7 W7 FST=[YR=2020] W5 S3 E5 N3$ S3 W5 N3 W5$ E17N7 E5 S3 E11 N3 E8 S3 E11 S10 FGR=[YR=2020] S12 E13 N12 W13$ E13 N65$.

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	4	4	16.00	SF	10.00	10.00	100	2020	2020	3	98	157	
2	0855	CONC PAVER	0	100	0	0	770.00	SF	10.00	10.00	100	2020	2020	3	98	7,546	
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	0462	ST/AL FNC	0	100	132	0	528.00	SF	10.00	10.00	100	2020	2020	3	90	4,752	
5	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2020	2020	3	95	855	

LAND DESCRIPTION

TOTAL OB/XF 16,775

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