LOT 245
IN OR 2248/1012
AMELIA NATIONAL #1B PB 7/191

THOMAS SONIA
95496 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0245-0000

BUILDING CHARACTERISTICS

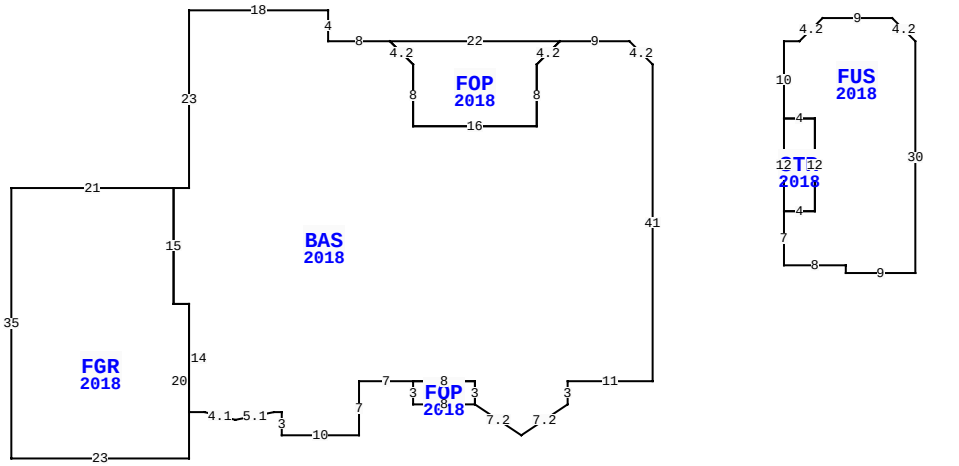
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,735	100	2018	2,735	462,515
FGR	775	55	2018	426	72,041
FOP	24	30	2018	7	1,183
FOP	185	30	2018	56	9,470
FUS	490	100	2018	490	82,864
STR	48	10	2018	5	846
TOTALS	4,257			3,719	628,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,719	110.3400	174.34	648,370	2018	2018	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2020 Heated Area: 3225 HX Base Yr 2020



95496 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		628,919
TOTAL MARKET OB/XF VALUE		12,059
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		840,978
SOH/AGL Deduction		326,045
ASSESSED VALUE		514,933
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		464,211
TOTAL JUST VALUE		840,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		777,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806592	CO ISSUED	0	12/18/2018
B1806592	NEW CONSTR	428,883	06/26/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2248/1012	1/10/2019	WD	Q	I	01	529,500
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: THOMAS SONIA						
1599/0347	12/22/2009	WD	U	V	19	100
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: ICI JACKSONVILLE RE						

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	2018	2018	3	98	3,430	
2	0810	CONCRETE A	0	100	76	4	304.00	SF	6.50	6.50	100	2018	2018	3	97	1,917	
3	0812	CONCRETE C	0	100	0	0	1,730.00	SF	4.00	4.00	100	2018	2018	3	97	6,712	

BUILDING DIMENSIONS

BAS=[YR=2018] W9 FOP=[YR=2018] W22 D3 R3 S8 E16 N8 U3 R3 $ D3 L3 S8 W16 N8 U3 L3 W8 N4 W18 S23 W2 FGR=[YR=2018] W21 S35 E23 N20 W2 N15$ S15 E2 S14 E2 D1 R4 U1 R5 E1 S3 E10 N7 E7 FOP=[YR=2018] S3 E8 N3 W8$ E8 S3 D4 R6 U4 R6 N3 E11 N41 U3 L3 $ PTR= E20 FUS=[YR=2018] E2 U3 R3 E9 D3 R3 S30 W9 N1 W8 N7 STR=[YR=2018] N12 E4 S12 W4$ E4 N12 W4 N10$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 12,059

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 02/01/2019 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS