LOT 248
AMELIA NATIONAL #1B PB 7/191

ROBB JAMES & JEANNINE
95548 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0248-0000

BUILDING CHARACTERISTICS

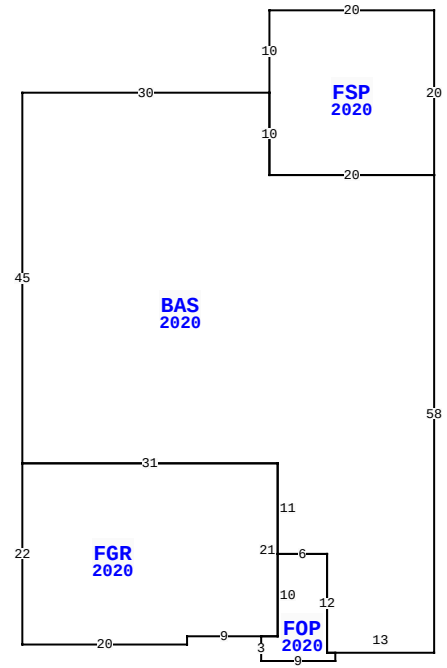
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,415	100	2020	2,415	524,531
FGR	671	55	2020	369	80,145
FOP	85	30	2020	26	5,647
FSP	400	40	2020	160	34,752
TOTALS	3,571			2,970	645,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,970	140.2715	221.63	658,241	2020	2020	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2021 Heated Area: 2415 HX Base Yr 2021



95548 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		645,076
TOTAL MARKET OB/XF VALUE		78,164
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		923,240
SOH/AGL Deduction		423,615
ASSESSED VALUE		499,625
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		448,903
TOTAL JUST VALUE		923,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		860,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013724	ADDITION	33,242	09/09/2022
22004272	SWIM POOL	100,000	03/17/2022
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C1911329	CO ISSUED	0	05/13/2020
B1911329	NEW CONSTR	340,111	10/29/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2363/1483	5/22/2020	WD	Q	I	01	450,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: ROBB JAMES & JEANNI						
2085/1915	8/29/2016	WD	U	V	11	100
GRANTOR: FF FLORIDA SOUTHERN H						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W20 S10 BAS=[YR=2020] W30 S45 FGR=[YR=2020] S22 E20 N1 E9 FOP=[YR=2020] S3 E9 N1 W1 N12 W6 S10 W2$ E2 N21 W31$ E31 S11 E6 S12 E13 N58 W20 N10$ S10 E20 N20$.

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	0	0	1,382.00	SF	10.00	10.00	100	2020	2020	3	98	13,544	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
3	0911	SCRN RM A	0	100	0	0	1,096.00	SF	17.50	17.50	100	2022	2022	3	93	17,837	
4	0861	POOL GUNIT	0	100	0	0	432.00	SF	85.00	85.00	100	2022	2022	3	95	34,884	
5	0855	CONC PAVER	0	100	0	0	664.00	SF	10.00	10.00	100	2022	2022	3	99	6,574	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860	

LAND DESCRIPTION

TOTAL OB/XF 78,164

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	000135	C	RES NATURAL	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 11/04/2022 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS