LOT 281
AMELIA NATIONAL #1B PB 7/191

NELSON HENRY K & MARGARET J LIVING TRUST/NELSON HE
95566 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0281-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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		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

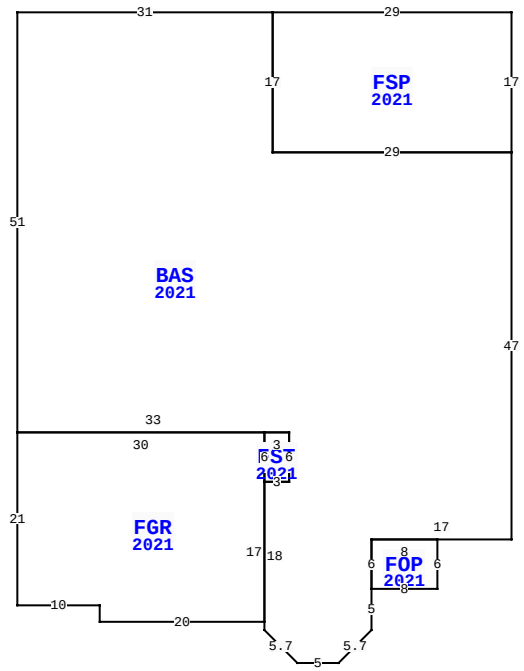
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,118	100	2021	3,118	680,088
FGR	670	55	2021	368	80,267
FOP	48	30	2021	14	3,053
FSP	493	40	2021	197	42,969
FST	18	55	2021	10	2,181
TOTALS	4,347			3,707	808,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,707	139.4460	220.32	816,726	2021	2021	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2023 Heated Area: 3118 HX Base Yr 2023



95566 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		808,559
TOTAL MARKET OB/XF VALUE		18,691
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,027,250
SOH/AGL Deduction		270,634
ASSESSED VALUE		756,616
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		700,894
TOTAL JUST VALUE		1,027,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		955,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B209496	CO ISSUED	0	08/17/2021
B209496	NEW CONSTR	430,142	10/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2595/0706	10/07/2022	WD	Q	I	02	950,000
GRANTOR: TISCHNER RICHARD S JR						
GRANTEE: NELSON HENRY K & MA						
2490/0048	8/20/2021	WD	Q	I	01	728,800
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: TISCHNER RICHARD S						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W29 BAS=[YR=2021] W31 S51 FGR=[YR=2021] S21 E10 S2 E20 N17 FST=[YR=2021] E3 N6 W3 S6$ N6 W30$ E33 S6 W3 S18 D4 R4 E5 U4 R4 N5 FOP=[YR=2021] E8 N6 W8 S6$ N6 E17 N47 W29 N17$ S17 E29 N17$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	
2	0855	CONC PAVER	0	100	0	0	1,688.00	SF	10.00	10.00	100	2021	2021	3	99	16,711	

LAND DESCRIPTION

TOTAL OB/XF 18,691

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	000100	C	RES	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 12/29/2021 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS