LOT 282
AMELIA NATIONAL #1B PB 7/191

GRESIK JUDITH MARY ANN & FRANK T JR
95572 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0282-0000

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 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

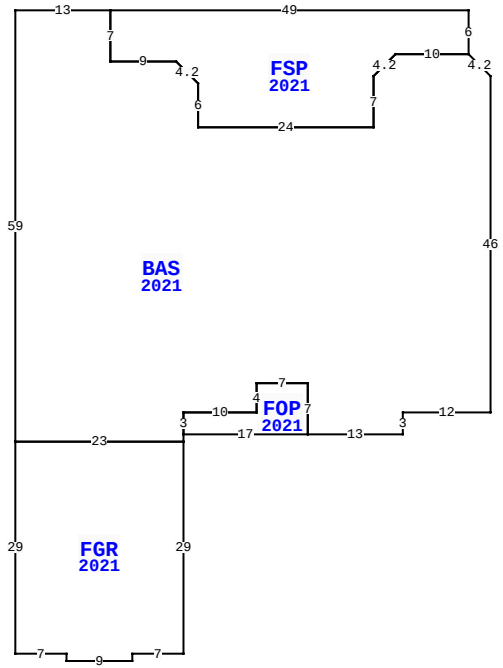
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,101	100	2021	3,101	647,553
FGR	676	55	2021	372	77,681
FOP	79	30	2021	24	5,011
FSP	555	40	2021	222	46,358
TOTALS	4,411			3,719	776,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,719	133.5024	210.93	784,449	2021	2021	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2022 Heated Area: 3101 HX Base Yr 2022



95572 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		776,605
TOTAL MARKET OB/XF VALUE		18,355
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		994,960
SOH/AGL Deduction		620,165
ASSESSED VALUE		374,795
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		319,073
TOTAL JUST VALUE		994,960
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		924,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2009905	CO ISSUED	0	06/25/2021
B2009905	NEW CONSTR	424,282	10/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2475/1876	6/30/2021	WD	Q	I	02	650,200
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: GRESIK JUDITH MARY						
2085/1915	8/29/2016	WD	U	V	11	100
GRANTOR: FF FLORIDA SOUTHERN H						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] U3 L3 FSP=[YR=2021] N6 W49 S7 E9 D3 R3 S6 E24 N7 U3 R3 E10$ W10 D3 L3 S7 W24 N6 U3 L3 W9 N7 W13 S59 FGR=[YR=2021] S29 E7 S1 E9 N1 E7 N29 W23$ E23 N1 FOP=[YR=2021] E17 N7 W7 S4 W10 S3$ N3 E10 N4 E7 S7 E13 N3 E12 N46 $.

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	1,654.00	SF	10.00	10.00	100	2021	2021	3	99	16,375	

LAND DESCRIPTION

TOTAL OB/XF 18,355

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 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