LOT 290
AMELIA NATIONAL #1B PB 7/191

FIRST AMENDED & RESTATED LYNN FAMILY TRUST/HAVERST
95622 AMELIA NATIONAL PARKWAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0290-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

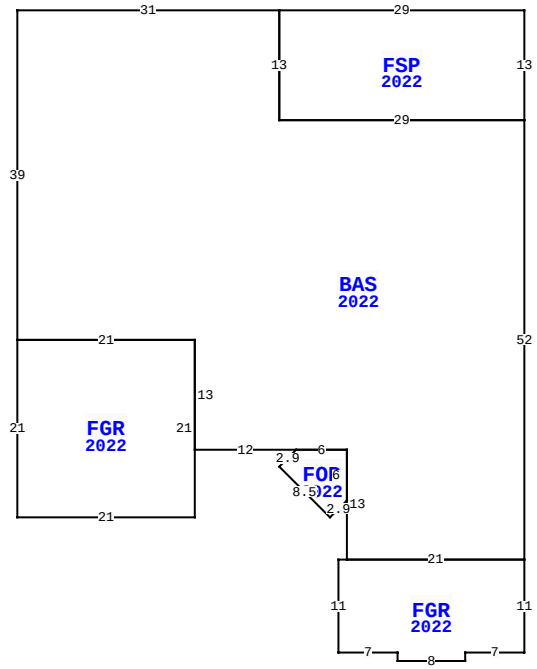
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,743	100	2022	2,743	579,013
FGR	250	55	2022	138	29,130
FGR	441	55	2022	243	51,294
FOP	42	30	2022	13	2,744
FSP	377	40	2022	151	31,874
TOTALS	3,853			3,288	694,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,288	134.9502	213.22	701,067	2022	2022	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2023 Heated Area: 2743 HX Base Yr 2023



95622 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		694,056
TOTAL MARKET OB/XF VALUE		77,470
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		971,526
SOH/AGL Deduction		390,733
ASSESSED VALUE		580,793
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		530,071
TOTAL JUST VALUE		971,526
NCON VALUE		58,580
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		846,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240000020	SCREEN ENCLOSURE	7,860	01/02/2024
SP240000005	INGROUND POOL W/	100,000	01/02/2024
22011549	CO ISSUED	0	07/27/2022
21013646	NEW CONSTR	458,839	10/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2726/518	7/18/2024	QC	U	I	11	100
GRANTOR: HALVERSTADT BARBARA						
GRANTEE: FIRST AMENDED & RES						
2581/1499	7/29/2022	SW	Q	I	02	747,300
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: HALVERSTADT BARBARA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W29 BAS=[YR=2022] W31 S39 FGR=[YR=2022] S21 E21 N21 W21$ E21 S13 E12 FOP=[YR=2022] D2 L2 D6 R6 U2 R2 N6 W6$ E6 S13 FGR=[YR=2022] W1 S11 E7 S1 E8 N1 E7 N11 W21$ E21 N52 W29 N13$ S13 E29 N13$.

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	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	99	4,950	
2	0855	CONC PAVER	0	100	0	0	1,364.00	SF	10.00	10.00	100	2022	2022	3	99	13,504	
3	0855	CONC PAVER	0	100	11	4	44.00	SF	10.00	10.00	100	2022	2022	3	99	436	
4	0912	SCRN RM G	0	100	0	0	861.00	SF	20.00	20.00	100	2025	2024		100	17,220	
5	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00	85.00	100	2025	2024		100	24,480	
6	0855	CONC PAVER	0	100	0	0	573.00	SF	10.00	10.00	100	2025	2024		100	5,730	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
8	0462	ST/AL FNC	0	100	0	0	792.00	SF	10.00	10.00	100	2025	2024		100	7,920	
9	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2025	2024		100	900	
10	0855	CONC PAVER	0	100	0	0	33.00	SF	10.00	10.00	100	2025	2024		100	330	

TOTAL OB/XF 77,470

LAND DESCRIPTION

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 06/27/2024 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS