LOT 291
PT OR 1599/347
AMELIA NATIONAL #1B PB 7/191

HARMAN KATHRYN L & THOMAS V
95632 AMELIA NATIONAL PARKWAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0291-0000

BUILDING CHARACTERISTICS

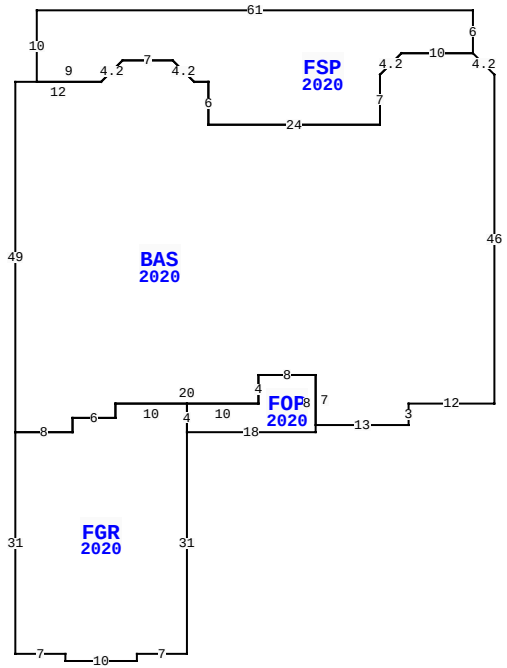
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	31	HARDIE BRD 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	3,007	100	2020	3,007	601,142
FGR	806	55	2020	443	88,562
FOP	104	30	2020	31	6,198
FSP	677	40	2020	271	54,177
TOTALS	4,594			3,752	750,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,752	129.0447	203.89	764,995	2020	2020	0	0	0	1.95	98.05

1 SFR CUST – 100% - 2025 Heated Area: 3007 HX Base Yr 2025



95632 AMELIA NATIONAL PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		750,078
TOTAL MARKET OB/XF VALUE		10,082
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		960,160
SOH/AGL Deduction		0
ASSESSED VALUE		960,160
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		909,438
TOTAL JUST VALUE		960,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		890,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C205326	CO ISSUED	0	12/14/2020
B205326	NEW CONSTR	425,245	08/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2421/0139	12/23/2020	WD	Q	I	01	509,600
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: HARMAN KATHRYN L &						
1599/0347	12/22/2008	WD	U	V	19	100
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: ICI JACKSONVILLE RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] U3 L3 FSP=[YR=2020] N6 W61 S10 E9 U3 R3 E7 D3 R3 E2 S6 E24 N7 U3 R3 E10$ W10 D3 L3 S7 W24 N6 W2 U3 L3 W7 D3 L3 W12 S49 FGR=[YR=2020] S31 E7 S1 E10 N1 E7 N31 FOP=[YR=2020] E18 N8 W8 S4 W10 S4$ N4 W10 S2 W6 S2 W8$ E8 N2 E6 N2 E20 N4 E8 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0812	CONCRETE C	0	100	0	0	1,688.00	SF	4.00	4.00	100	2020	2020	3	98	6,617	

LAND DESCRIPTION

TOTAL OB/XF 10,082

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 03/12/2021 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS