LOT 325
IN OR 2192/406
AMELIA NATIONAL #1B PB 7/191

PHELLEPS FRED R & MOYA F
95615 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0325-0000

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 100
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
Quality	03	Quality Level 03

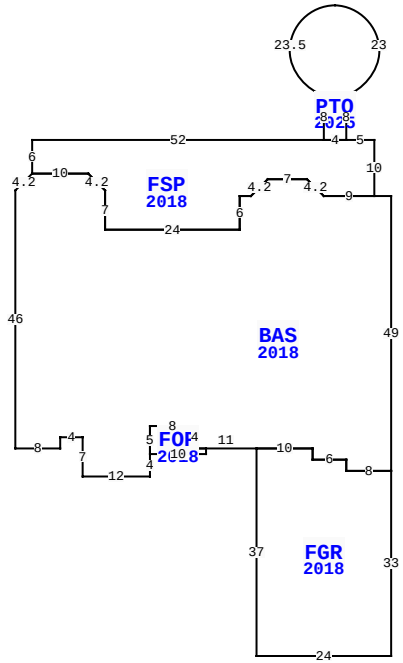
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,020	100	2018	3,020	645,405
FGR	844	55	2018	464	99,161
FOP	42	30	2018	13	2,778
FSP	677	40	2018	271	57,916
PTO	235	5	2025	12	2,565
TOTALS	4,818			3,780	807,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,780	139.4460	220.32	832,810	2018	2018	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2021 Heated Area: 3020 HX Base Yr 2021



95615 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		807,826
TOTAL MARKET OB/XF VALUE		20,346
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,028,172
SOH/AGL Deduction		390,289
ASSESSED VALUE		637,883
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		587,161
TOTAL JUST VALUE		1,028,172
NCON VALUE		2,565
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		953,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705798	CO ISSUED	0	04/18/2018
B1705798	NEW CONSTR	400,236	10/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2192/0406	4/23/2018	WD	Q	I	01	632,300
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: PHELLEPS FRED R & M						
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=2018;ORIG=0,0] W3 W9 U3L3 W7 D3L3 W2 S6 W24 N7 U3L3 W10 D3L3 S46 E8 N2 E4 S7 E12 N4 N5 E8 S4 E11 E10 S2 E6 S2 E8 N49 $
FGR=[YR=2018;ORIG=-24,45] S37 E24 N33 W8 N2 W6 N2 W10 $
FSP=[YR=2018;ORIG=-3,0] N10 W5 W4 W52 S6 E10 D3R3 S7 E24 N6 E2 U3R3 E7 D3R3 E9 $
PTO=[YR=2025;ORIG=-12,-10] E4 N8 U16L2F162 D16L2F165 S8 $
FOP=[YR=2018;ORIG=-43,46] E10 N1 W2 N4 W8 S5 $
.

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	6	7	42.00	SF	10.00	10.00	100	2018	2018	3	97	407	
2	0855	CONC PAVER	0	100	0	0	1,702.00	SF	10.00	10.00	100	2018	2018	3	97	16,509	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430	

LAND DESCRIPTION

TOTAL OB/XF 20,346

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 02/04/2025 BY NWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS