LOT 327
IN OR 2167/728
AMELIA NATIONAL #1B PB 7/191

DIFFER ANTHONY L & DOROTHY J
95605 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0327-0000

BUILDING CHARACTERISTICS

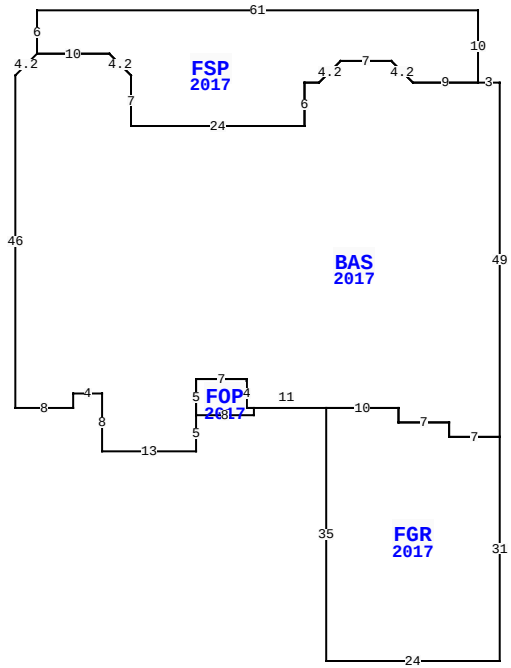
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	3,040	100	2017	3,040	611,920
FGR	798	55	2017	439	88,366
FOP	36	30	2017	11	2,214
FSP	677	40	2017	271	54,550
TOTALS	4,551			3,761	757,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,761	132.0165	208.59	784,507	2017	2017	0	0	0	3.50	96.50

1 SFR CUST – 0% - 0 Heated Area: 3040 HX Base Yr



95605 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	757,049
TOTAL MARKET OB/XF VALUE	47,095
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	1,004,144
SOH/AGL Deduction	176,717
ASSESSED VALUE	827,427
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	827,427
TOTAL JUST VALUE	1,004,144
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	935,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112264	SCRN ENCLSR	39,690	09/14/2021
C1706506	CO ISSUED	0	12/06/2017
B1706506	NEW CONSTR	399,897	07/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2167/0728	12/28/2017	WD	Q	I	01	620,300
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: DIFFER ANTHONY L &						
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=2017] W3 FSP=[YR=2017] N10 W61 S6 E10 D3 R3 S7 E24 N6 E2 U3 R3 E7 D3 R3 E9$ W9 U3 L3 W7 D3 L3 W2 S6 W24 N7 U3 L3 W10 D3 L3 S46 E8 N2 E4 S8 E13 N5 FOP=[YR=2017] E8 N1 W1 N4 W7 S5$ N5 E7 S4 E11 FGR=[YR=2017] S35 E24 N31 W7 N2 W7 N2 W10$ E10 S2 E7 S2 E7 N49$.

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	0	7	3	21.00	SF	10.00	10.00	100	2017	2017	3	96	202	
2	0855	CONC PAVER	0	0	0	0	1,551.00	SF	10.00	10.00	100	2017	2017	3	96	14,890	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395	
4	0600	SUMMER KIT	0	0	0	0	1.00	UT	7,500.00	7,500.00	100	2017	2017	3	74	5,550	
5	1134	LANDSCP BL	0	0	65	2	130.00	SF	3.00	3.00	100	2017	2017	3	99	386	
6	0855	CONC PAVER	0	0	46	12	552.00	SF	10.00	10.00	100	2017	2017	3	96	5,299	
7	0462	ST/AL FNC	0	0	225	0	900.00	SF	10.00	10.00	100	2018	2018	3	84	7,560	
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	
9	0911	SCRN RM A	0	0	0	0	588.00	SF	17.50	17.50	100	2021	2021	3	90	9,261	

LAND DESCRIPTION

TOTAL OB/XF 47,095

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	0		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