

LOT 330
IN OR 2111/106
AMELIA NATIONAL #1B PB 7/191

MCMANN PATRICK N & SHARON A
95587 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0330-0000



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	12	HARDWOOD 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
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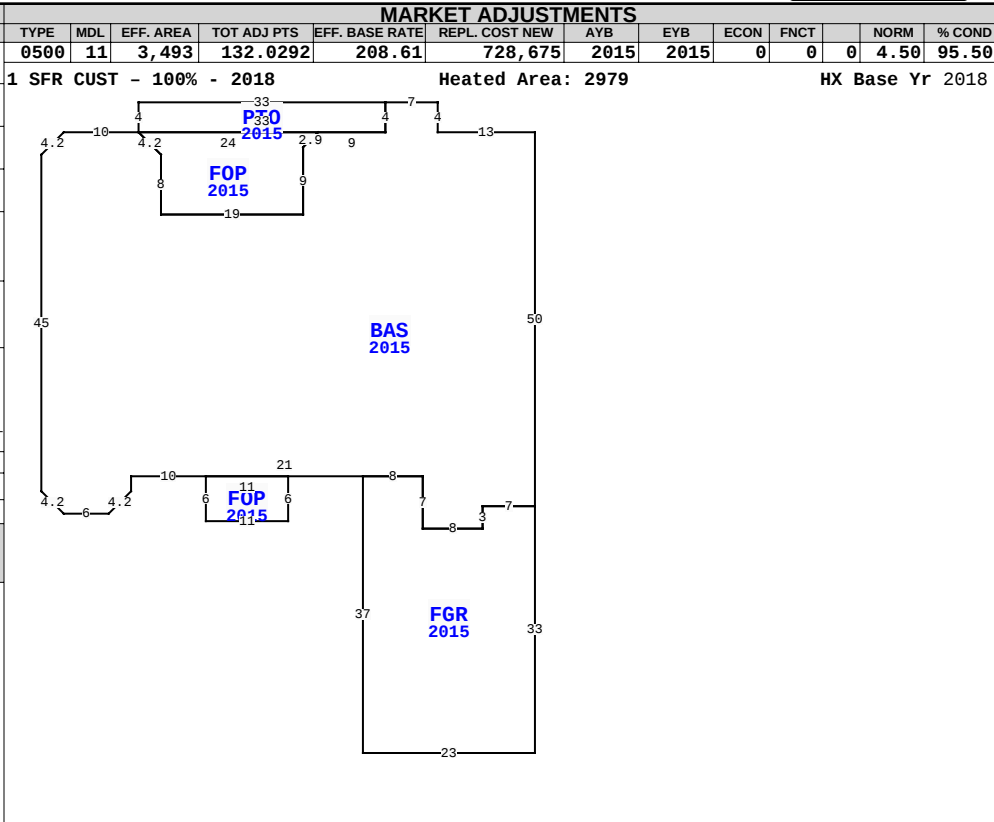
NEIGHBORHOOD/LOC	4042.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,979	100	2015	2,979	593,484
FGR	767	55	2015	422	84,072
FOP	66	30	2015	20	3,984
FOP	216	30	2015	65	12,950
PTO	132	5	2015	7	1,394

TOTALS	4,160			3,493	695,885
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,825.00	SF	5.20	5.20	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
3	0462	ST/AL FNC	0	100	230	0	920.00	SF	10.00	10.00	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	



95587 AMELIA NATIONAL PKWY, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
19,216											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		695,885	
TOTAL MARKET OB/XF VALUE		19,216	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		915,101	
SOH/AGL Deduction		517,532	
ASSESSED VALUE		397,569	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		346,847	
TOTAL JUST VALUE		915,101	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		848,608	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529994	CO ISSUED	0	08/12/2015
B1529994	NEW CONSTR	372,664	02/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2111/0106	3/31/2017	WD	Q	I	01
GRANTOR: GILBERTSEN MICHAEL J					SALE PRICE
GRANTEE: MCMANN PATRICK N &					
1997/1775	8/13/2015	WD	Q	I	01
GRANTOR: ICI JACKSONVILLE RESI					396,400
GRANTEE: GILBERTSEN MICHAEL					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2015] W13 N4 W7 PTO=[YR=2015] W33 S4 E33 N4\$ S4 W9					
FOP=[YR=2015] W24 D3 R3 S8 E19 N9 U2 R2 \$ L2 D2 S9 W19					
N8 L3 U3 W10 D3 L3 S45 D3 R3 E6 U3 R3 N2 E10					
FOP=[YR=2015] S6 E11 N6 W11\$ E21 FGR=[YR=2015] S37 E23 N33 W7					
S3 W8 N7 W8\$ E8 S7 E8 N3 E7 N50\$.					