LOT 331
IN OR 2195/331
AMELIA NATIONAL #1B PB 7/191

STREINER JOINT REV FAMILY TRST/STREINER ROBERT SCO
95581 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0331-0000

BUILDING CHARACTERISTICS

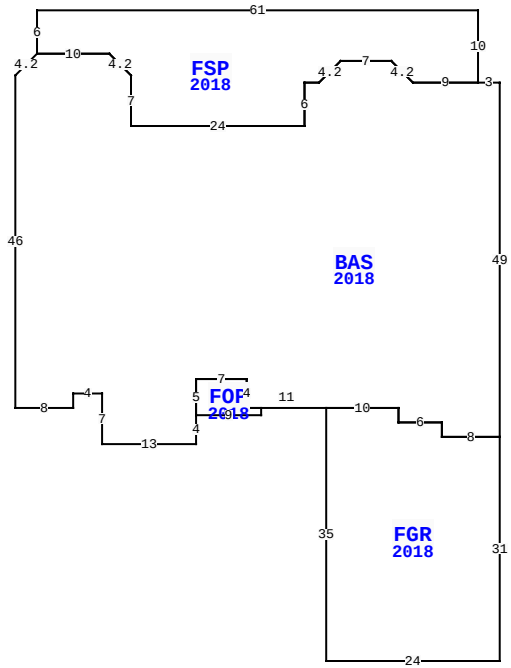
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	3,029	100	2018	3,029	588,977
FGR	796	55	2018	438	85,167
FOP	37	30	2018	11	2,139
FSP	677	40	2018	271	52,695
TOTALS	4,539			3,749	728,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,749	126.8730	200.46	751,525	2018	2018	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2019 Heated Area: 3029 HX Base Yr 2019



95581 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		728,979
TOTAL MARKET OB/XF VALUE		19,949
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		948,928
SOH/AGL Deduction		492,522
ASSESSED VALUE		456,406
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		405,684
TOTAL JUST VALUE		948,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		880,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705789	CO ISSUED	0	05/01/2018
B1705789	NEW CONSTR	407,874	10/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2195/0331	5/02/2018	WD	Q	I	02	520,300
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: STREINER JOINT REVO						
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] W3 FSP=[YR=2018] 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 S7 E13 N4 FOP=[YR=2018] E9 N1 W2 N4 W7 S5$ N5 E7 S4 E11 FGR=[YR=2018] S35 E24 N31 W8 N2 W6 N2 W10$ E10 S2 E6 S2 E8 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430	
2	0855	CONC PAVER	0	100	6	7	42.00	SF	10.00	10.00	100	2018	2018	3	97	407	
3	0855	CONC PAVER	0	100	0	0	1,661.00	SF	10.00	10.00	100	2018	2018	3	97	16,112	

LAND DESCRIPTION

TOTAL OB/XF 19,949

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 02/01/2019 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS