LOT 332
IN OR 2068/505
AMELIA NATIONAL #1B PB 7/191

DAWKINS JEROME E & CAROL J
95571 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0332-0000

BUILDING CHARACTERISTICS

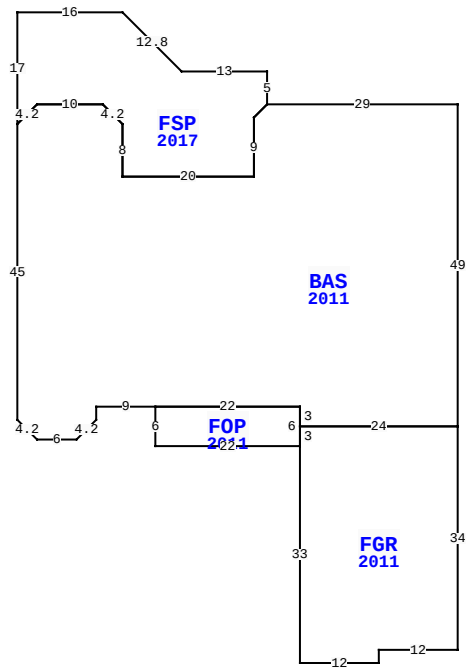
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,974	100	2011	2,974	559,920
FGR	840	55	2011	462	86,981
FOP	132	30	2011	40	7,530
FSP	606	40	2017	242	45,562
TOTALS	4,552			3,718	699,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,718	127.4445	201.36	748,656	2011	2011	0	0	0	6.50	93.50

1 SFR CUST – 100% - 2013 Heated Area: 2974 HX Base Yr 2013



95571 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		699,993
TOTAL MARKET OB/XF VALUE		65,289
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		965,282
SOH/AGL Deduction		571,291
ASSESSED VALUE		393,991
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		343,269
TOTAL JUST VALUE		965,282
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		901,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327146	SCRNENCL	4,387	05/01/2013
B25805	ADDITION	33,366	03/01/2012
C24968	CO ISSUED	0	01/12/2012
B25597	SWIM POOL	39,165	01/01/2012
E23865	NEW CONSTR	0	10/01/2011
E23714	NEW CONSTR	0	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2068/0505	8/05/2016	WD	U	I	11	100
GRANTOR: DAWKINS JEROME E & CA						
GRANTEE: DAWKINS JEROME E &						
1775/1599	1/19/2012	WD	Q	I	02	439,500
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: DAWKINS JEROME E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W29 FSP=[YR=2017] N5 W13 U9 L9 W16 S17 U3 R3 E10 D3 R3 S8 E20 N9 U2 R2 $ D2 L2 S9 W20 N8 U3 L3 W10 D3 L3 S45 D3 R3 E6 U3 R3 N2 E9 FOP=[YR=2011] S6 E22 FGR=[YR=2011] S33 E12 N2 E12 N34 W24 S3 $ N6 W22 $ E22 S3 E24 N49 $.

EXTRA FEATURES

L N	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	0812	CONCRETE C	0	100	0	0	3,507.00	SF	4.00	4.00	100	2011	2011	3	91	12,765	
2	0861	POOL GUNIT	0	100	0	0	576.00	SF	85.00	85.00	100	2012	2012	3	64	31,334	
3	0911	SCRN RM A	0	100	0	0	1,248.00	SF	17.50	17.50	100	2012	2012	3	50	10,920	
4	0855	CONC PAVER	0	100	0	0	672.00	SF	10.00	10.00	100	2012	2012	3	92	6,182	
5	0911	SCRN RM A	0	100	0	0	216.00	SF	17.50	17.50	100	2013	2013	3	55	2,079	
6	0855	CONC PAVER	0	100	0	0	216.00	SF	10.00	10.00	100	2013	2013	3	93	2,009	

LAND DESCRIPTION

TOTAL OB/XF 65,289

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS