LOT 333
AMELIA NATIONAL #1B PB 7/191

COHEN ROBERT A & CAROL J
95555 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0333-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

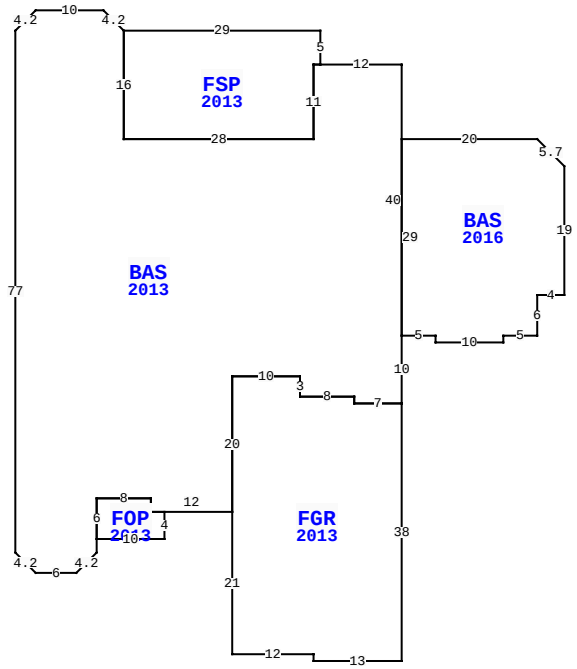
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	3,208	100	2013	3,208	629,670
BAS	674	100	2016	674	132,293
FGR	986	55	2013	542	106,384
FOP	56	30	2013	17	3,337
FSP	453	40	2013	181	35,527
TOTALS	5,377			4,622	907,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,622	130.0810	205.53	949,960	2013	2015	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2022 Heated Area: 3882 HX Base Yr 2022



95555 AMELIA NATIONAL PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		907,212
TOTAL MARKET OB/XF VALUE		9,970
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,117,182
SOH/AGL Deduction		274,344
ASSESSED VALUE		842,838
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		792,116
TOTAL JUST VALUE		1,117,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,040,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631983	ADDITION	73,536	03/01/2016
B1327408	CO ISSUED	0	12/14/2013
B1327408	NEW CONSTR	400,450	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2467/0930	5/28/2021	WD	Q	I	01	975,000
GRANTOR: SAUCIER RICHARD J & V						
GRANTEE: COHEN ROBERT A & CA						
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=2013] W12 FSP=[YR=2013] N5 W29 S16 E28 N11 E1 $ W1 S11 W28 N16 U3 L3 W10 D3 L3 S77 D3 R3 E6 U3 R3 N2
FOP=[YR=2013] E10 N4 W2 N2 W8 S6 $ N6 E8 S2 E12
FGR=[YR=2013] S21 E12 S1 E13 N38 W7 N1 W8 N3 W10 S20 $ N20 E10 S3 E8 S1 E7 N10 BAS=[YR=2016] E5 S1 E10 N1 E5 N6 E4 N19 L4 U4 W20 S29$ N40$.

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	0812	CONCRETE C	0	100	0	0	2,680.00	SF	4.00	4.00	100	2013	2013	3	93	9,970	

LAND DESCRIPTION

TOTAL OB/XF 9,970

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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS