LOT 335
IN OR 2084/403
AMELIA NATIONAL #1B PB 7/191

JANSON JEROME A & SUSAN N
95541 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0335-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

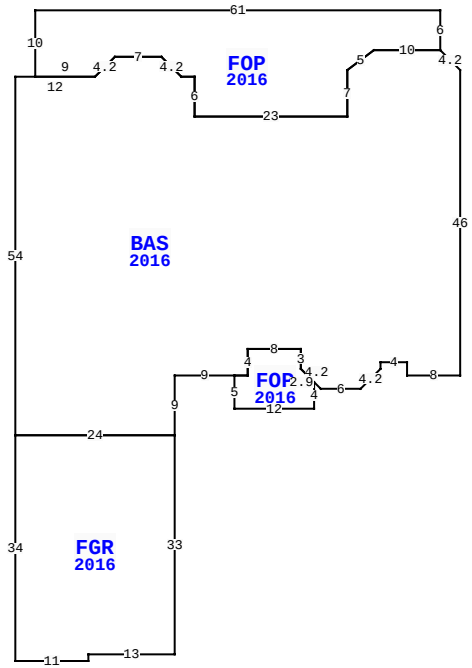
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	3,156	100	2016	3,156	630,661
FGR	803	55	2016	442	88,325
FOP	92	30	2016	28	5,596
FOP	668	30	2016	200	39,966
TOTALS	4,719			3,826	764,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,826	132.0165	208.59	798,065	2016	2016	0	0	0	4.20	95.80

1 SFR CUST – 100% - 2017 Heated Area: 3156 HX Base Yr 2017



95541 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		764,546
TOTAL MARKET OB/XF VALUE		18,955
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		983,501
SOH/AGL Deduction		506,031
ASSESSED VALUE		477,470
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		426,748
TOTAL JUST VALUE		983,501
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		914,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632397	CO ISSUED	0	11/08/2016
B1632397	NEW CONSTR	410,609	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2084/0403	11/16/2016	WD	Q	I	01	508,400
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: JANSON JEROME A & S						
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=2016] U3 L3 FOP=[YR=2016] N6 W61 S10 E9 U3 R3 E7 D3 R3 E2 S6 E23 N7 U3 R4 E10$ W10 L4 D3 S7 W23 N6 W2 U3 L3 W7 L3 D3 W12 S54 FGR=[YR=2016] S34E11 N1 E13 N33 W24$ E24 N9 E9 FOP=[YR=2016] S5 E12 N4 L2 U2 N3 W8 S4 W2$ E2 N4 E8 S3 R3 D3 E6 U3 R3 N1 E4 S2 E8 N46 $.

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	1,816.00	SF	4.00	4.00	100	2016	2016	3	95	6,901	
2	0855	CONC PAVER	0	100	0	0	554.00	SF	10.00	10.00	100	2016	2016	3	95	5,263	
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2016	2016	3	89	801	
4	0462	ST/AL FNC	0	100	192	0	768.00	SF	10.00	10.00	100	2016	2016	3	78	5,990	

LAND DESCRIPTION

TOTAL OB/XF 18,955

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