



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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAL	136	15	2017	20	3,784
BAS	2,926	100	2007	2,926	553,610
FGR	789	55	2007	434	82,115
FOP	126	30	2007	38	7,190
FOP	160	30	2007	48	9,081
FOP	441	30	2007	132	24,975
FOP	136	30	2017	41	7,757
FST	18	55	2007	10	1,892
FUS	555	100	2007	555	105,008
PTO	18	5	2007	1	189
TOTALS	5,305			4,205	795,602

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0 100	0	0	1,592.00	SF	10.00	
3	0861	POOL GUNIT	0 100	0	0	378.00	SF	85.00	
4	0911	SCRN RM A	0 100	0	0	2,144.00	SF	21.88	
5	0845	KOOL DECK	0 100	0	0	1,766.00	SF	7.25	
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,205	130.8710	206.78	869,510	2007	2007	0	0	8.50	91.50
1 SFR CUST - 100% - 2009 Heated Area: 3481 HX Base Yr 2009											
95537 AMELIA NATIONAL PKWY, FERNANDINA BEACH, FL 32034											
BLD DATE: 05/08/2025 MLU											

TOTAL OB/XF											
59,158											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		795,602	
TOTAL MARKET OB/XF VALUE		59,158	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		1,054,760	
SOH/AGL Deduction		647,523	
ASSESSED VALUE		407,237	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		356,515	
TOTAL JUST VALUE		1,054,760	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		987,208	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700539	DECK	3,036	01/26/2017
B21156	POOL ENCLOSURE	25,000	03/01/2008
B21057	SWIM POOL	50,000	02/01/2008
M13243	MECH OTHER	0	08/01/2007
E19712	ELEC OTHER	2,680	07/01/2007
P12573	OTHER	0	07/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2514/0996	11/16/2021	LE U	I	I	11
GRANTOR: ZARFOSS VERA E & JACK					
GRANTEE: MAURER NICOLE & ERI					
1549/0744	2/04/2008	WD Q	I		
GRANTOR: INTERVEST CONSTRUCTIO					
GRANTEE: ZARFOSS VERA F & JA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W15 FOP=[YR=2007] N8 W19 FOP=[YR=2017] W17 S8 E17 N8\$ S8 W19 D3 R3 S9 E18 N4 U2 R2 E9 N6 E6 \$ W6 S6 W9 D2 L2 S4 W18 N9 U3 L3 W2 PTO=[YR=2007] N3 W6 S3 E6 \$ W8 D3 L3 S46 D3 R3 E6 U3 R3 N2 E10 FOP=[YR=2007] S6 E21 FGR=[YR=2007] S33 E11 N2 E12 N31 FST=[YR=2007] N3W6 S3 E6 \$ W14 N6 W9 S6 \$ N6 W21 \$ E30 S6 E8 N3 E6 N50 \$ PTR=E30 BAL=[YR=2017] N8 E17 FOP=[YR=2007] E20 S8 FUS=[YR=2007] S15 W37 N15 E37\$ W20 N8\$ S8 W17\$ W30 \$.									