LOT 338
IN OR 2248/1431
AMELIA NATIONAL #1B PB 7/191

PAGE RICK H & LYNDEE L/E/
95527 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

**2025**

**26-2N-28-006A-0338-0000**

## BUILDING CHARACTERISTICS

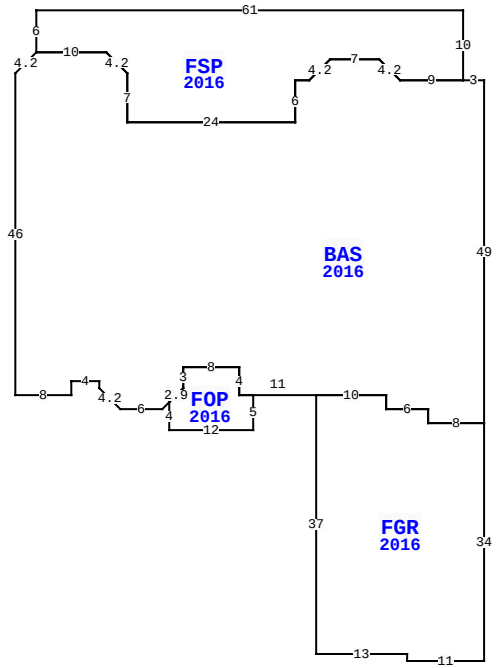
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| 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 | 2,975 | 100 | 2016 | 2,975 | 618,924 |
| FGR | 855 | 55 | 2016 | 470 | 97,780 |
| FOP | 92 | 30 | 2016 | 28 | 5,825 |
| FSP | 677 | 40 | 2016 | 271 | 56,379 |
| TOTALS | 4,599 | | | 3,744 | 778,908 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 3,744 | 137.1600 | 216.71 | 811,362 | 2016 | 2016 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SFR CUST – 100% - 2018 Heated Area: 2975 HX Base Yr 2018




95527 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 | | 778,908 |
| TOTAL MARKET OB/XF VALUE | | 22,538 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 1,001,446 |
| SOH/AGL Deduction | | 514,833 |
| ASSESSED VALUE | | 486,613 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 435,891 |
| TOTAL JUST VALUE | | 1,001,446 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 931,070 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2002323 | (1) DOOR REPLACE | 3,841 | 03/27/2020 |
| B1632271 | CO ISSUED | 0 | 12/02/2016 |
| B1632271 | NEW CONSTR | 393,643 | 05/09/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2248/1431 | 1/10/2019 | LE | U | I | 11 | 100 |
| GRANTOR: PAGE RICK H | | | | | | |
| GRANTEE: PAGE RICK H & LYNDE | | | | | | |
| 2086/1938 | 12/05/2016 | WD | Q | I | 01 | 489,400 |
| GRANTOR: ICI JACKSONVILLE RESI | | | | | | |
| GRANTEE: PAGE RICK H | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W3 FSP=[YR=2016] N10 W61 S6 E10 R3 D3 S7 E24 N6 E2 R3 U3 E7 D3 R3 E9$ W9 U3 L3 W7 D3 L3 W2 S6 W24 N7 L3 U3 W10 D3 L3 S46 E8 N2 E4 S1 R3 D3 E6 R1 U1 FOP=[YR=2016] S4 E12 N5 W2 N4 W8 S3 D2 L2 $ U2 R2 N3 E8 S4 E11 FGR=[YR=2016] S37 E13 S1 E11 N34 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 | 2016 | 2016 | 3 | 97 | 3,395 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 2,015.00 | SF | 10.00 | 10.00 | 100 | 2016 | 2016 | 3 | 95 | 19,143 | |

## LAND DESCRIPTION

TOTAL OB/XF 22,538

| 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