LOT 340
IN OR 2044/1025
AMELIA NATIONAL #1B PB 7/191

MARTIN JOHN T & TONYA S
95495 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0340-0000

BUILDING CHARACTERISTICS

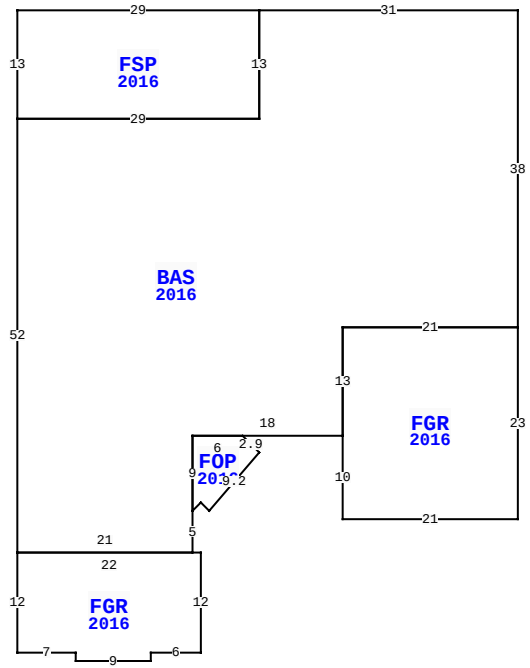
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,704	100	2016	2,704	440,722
FGR	273	55	2016	150	24,448
FGR	483	55	2016	266	43,355
FOP	48	30	2016	14	2,282
FSP	377	40	2016	151	24,612
TOTALS	3,885			3,285	535,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,285	107.4560	169.78	557,727	2016	2016	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2017 Heated Area: 2704 HX Base Yr 2017



95495 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		535,418
TOTAL MARKET OB/XF VALUE		8,654
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		744,072
SOH/AGL Deduction		379,673
ASSESSED VALUE		364,399
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		313,677
TOTAL JUST VALUE		744,072
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		684,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530705	CO ISSUED	0	02/09/2016
B1530705	NEW CONSTR	348,566	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2044/1025	5/06/2016	WD	Q	I	01	382,000
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: MARTIN JOHN T & TON						
2010/1649	10/22/2015	SW	U	I	37	483,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: AMELIA NATIONAL CON						

BUILDING NOTES

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	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	0812	CONCRETE C	0	100	0	0	1,384.00	SF	4.00	4.00	100	2016	2016	3	95	5,259	

BUILDING DIMENSIONS

BAS=[YR=2016] W31 FSP=[YR=2016] W29 S13 E29 N13$ S13 W29
S52 FGR=[YR=2016] S12 E7 S1 E9 N1 E6 N12 W22$ E21 N5
FOP=[YR=2016] U1 R1 R1 D1 R6 U7 L2 U2 W6 S9$ N9 E18
FGR=[YR=2016] S10 E21 N23 W21 S13$ N13 E21 N38$.

LAND DESCRIPTION

TOTAL OB/XF 8,654

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	000135	C	RES NATURAL	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 01/11/2023 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS