LOT 341
AMELIA NATIONAL #1B PB 7/191

DAVIADOFF RANDY L & DEBBIE A
284 MARAVIYA BLVD
NOKOMIS, FL 34275

2025

26-2N-28-006A-0341-0000

NASSAU COUNTY PROPERTY

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

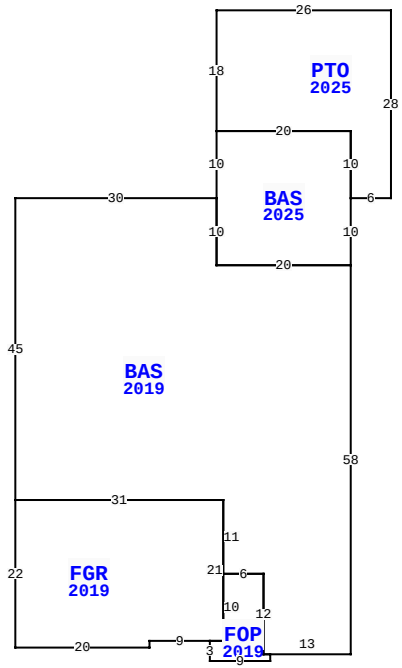
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,415	100	2019	2,415	403,182
BAS	400	100	2025	400	66,780
FGR	671	55	2019	369	61,604
FOP	85	30	2019	26	4,341
PTO	528	5	2025	26	4,341
TOTALS	4,099			3,236	540,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,236	108.3760	171.23	554,100	2019	2019	0	0	0	2.50	97.50

1 SFR CUST – 0% - 2025 Heated Area: 2815 HX Base Yr



95489 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	540,248
TOTAL MARKET OB/XF VALUE	29,930
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	770,178
SOH/AGL Deduction	0
ASSESSED VALUE	770,178
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	770,178
TOTAL JUST VALUE	770,178
NCON VALUE	73,062
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	660,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250004232	INSTALL 26.5X17.	11,000	04/22/2025
B240010393	REPLACE EXISTING	45,000	09/10/2024
C1901088	CO ISSUED	0	09/11/2019
B1901088	NEW CONSTR	335,133	03/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2745/1163	10/24/2024	WD	Q	I	01	840,000
GRANTOR: MAYDAK JOHN H						
GRANTEE: DAVIADOFF RANDY L &						
2517/1878	11/30/2021	WD	Q	I	01	620,000
GRANTOR: ANDERSON TOM J & KIRI						
GRANTEE: MAYDAK JOHN H & NAN						

BUILDING NOTES

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
3	0855	CONC PAVER	0	0	0	0	1,250.00	SF	10.00	10.00	100	2025	2024		100	12,500	
4	0462	ST/AL FNC	0	0	210	4	840.00	SF	10.00	10.00	100	2025	2024		100	8,400	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	
6	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=-50,10] S45 E31 S11 E6 S12 E13 N58 W20 N10 W30 $
FGR=[YR=2019;ORIG=-50,55] S22 E20 N1 E9 E2 N21 W31 $
FOP=[YR=2019;ORIG=-21,76] S3 E9 N1 W1 N12 W6 S10 W2 $
BAS=[YR=2025;ORIG=-20,20] E20 N10 N10 W20 S10 S10 $
PTO=[YR=2025;LABEL=paver patio;ORIG=-20,0] N18 E26 S28 W6 N10 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 29,930

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	000135	C	RES NATURAL	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 07/25/2025 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS