LOT 342
AMELIA NATIONAL #1B PB 7/191

DARIN DAVID A & PAULA S REV LIVING TRUST/DARIN DAV
95483 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0342-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

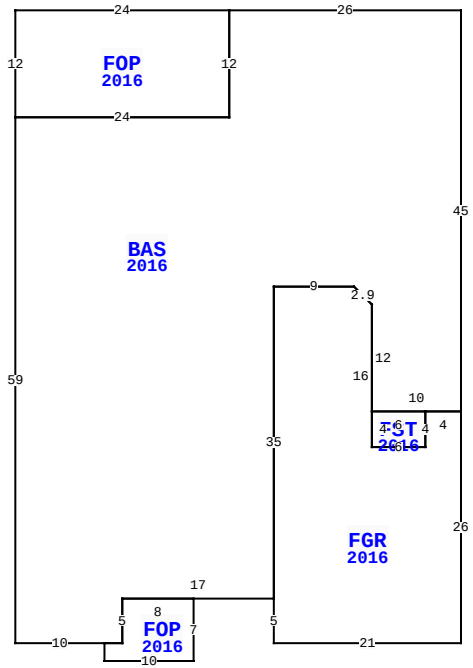
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,479	100	2016	2,479	420,970
FGR	674	55	2016	371	63,001
FOP	60	30	2016	18	3,057
FOP	288	30	2016	86	14,604
FST	24	55	2016	13	2,208
TOTALS	3,525			2,967	503,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,967	111.9540	176.89	524,833	2016	2016	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2024 Heated Area: 2479 HX Base Yr 2024



BLD DATE	11/29/2016 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

95483 AMELIA NATIONAL PKWY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		503,840
TOTAL MARKET OB/XF VALUE		16,432
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		720,272
SOH/AGL Deduction		38,360
ASSESSED VALUE		681,912
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		631,190
TOTAL JUST VALUE		720,272
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		662,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009226	ADDITION	0	09/11/2018
B1632450	CO ISSUED	0	01/11/2017
B1632450	NEW CONSTR	321,748	06/06/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2406/1300	9/24/2020	WD	U	I	11	100
GRANTOR: DARIN DAVID D & PAULA						
GRANTEE: DARIN DAVID A & PAU						
2396/0017	9/24/2020	WD	Q	I	01	436,000
GRANTOR: KWIATKOWSKI PETER J &						
GRANTEE: DARIN DAVID D & PAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W26 FOP=[YR=2016] W24 S12 E24 N12$ S12 W24 S59 E10 FOP=[YR=2016] S2 E10 N7 W8 S5 W2$ E2 N5 E17 FGR=[YR=2016] S5 E21 N26 W4 FST=[YR=2016] W6 S4 E6 N4$ S4 W6 N16 U2 L2 W9 S35$ N35 E9 D2 R2 S12 E10 N45$.

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	0811	CONCRETE B	0	100	0	0	887.00	SF	5.20	5.20	100	2016	2016	3	95	4,382	
3	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2016	2016	3	95	389	
4	0911	SCRN RM A	0	100	0	0	576.00	SF	17.50	17.50	100	2019	2019	3	82	8,266	

LAND DESCRIPTION

TOTAL OB/XF 16,432

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	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