LOT 348
IN OR 2044/1894
AMELIA NATIONAL #1B PB 7/191

WINN JAMES T & SUSAN D
95455 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0348-0000

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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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

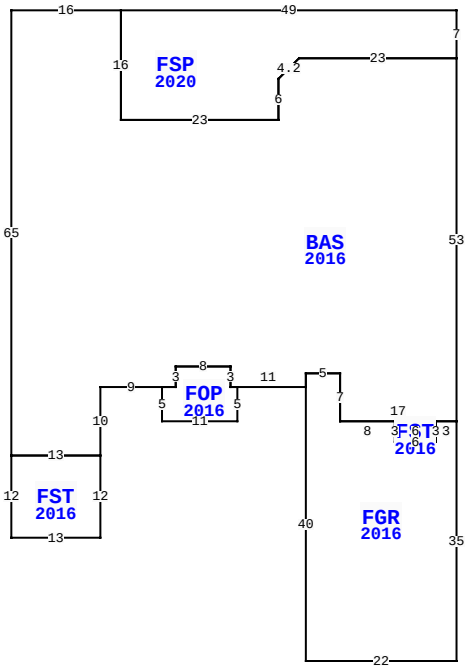
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,202	100	2016	3,202	489,553
FGR	787	55	2016	433	66,202
FOP	79	30	2016	24	3,669
FSP	555	40	2020	222	33,942
FST	18	55	2016	10	1,529
FST	156	55	2016	86	13,148
TOTALS	4,797			3,977	608,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,977	100.8000	159.26	633,377	2016	2016	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2017 Heated Area: 3202 HX Base Yr 2017



95455 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		608,042
TOTAL MARKET OB/XF VALUE		9,467
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		817,509
SOH/AGL Deduction		371,336
ASSESSED VALUE		446,173
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		395,451
TOTAL JUST VALUE		817,509
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		754,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530661	CO ISSUED	0	02/22/2016
B1530661	NEW CONSTR	416,687	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2044/1894	5/09/2016	WD	Q	I	01	440,300
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: WINN JAMES T & SUSA						
2010/1649	10/22/2015	SW	U	I	37	483,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: AMELIA NATIONAL CON						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W49 BAS=[YR=2016] W16 S65 FST=[YR=2016] S12 E13 N12 W13$ E13 N10 E9 FOP=[YR=2016] S5 E11 N5 W1 N3 W8 S3 W2$ E2 N3 E8 S3 E11 FGR=[YR=2016] S40 E22 N35 W3 FST=[YR=2016] W6 S3 E6 N3$ S3 W6 N3 W8 N7 W5 S2$ N2 E5 S7 E17 N53 W23 D3 L3 S6 W23 N16$ S16 E23 N6 R3 U3 E23 N7$.

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	0812	CONCRETE C	0	100	0	0	1,598.00	SF	4.00	4.00	100	2016	2016	3	95	6,072	

LAND DESCRIPTION

TOTAL OB/XF 9,467

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