LOT 349
AMELIA NATIONAL #1B PB 7/191

WINTER CRAIG A & CHRISTINE M
95449 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0349-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

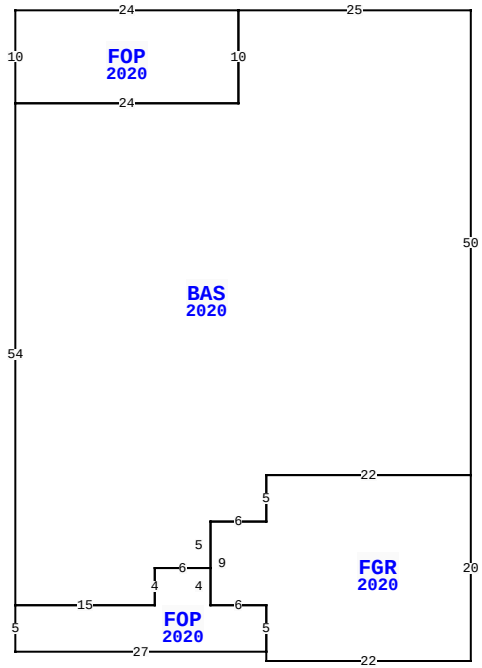
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,510	100	2020	2,510	448,336
FGR	494	55	2020	272	48,584
FOP	159	30	2020	48	8,573
FOP	240	30	2020	72	12,860
TOTALS	3,403			2,902	518,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,902	114.7740	181.34	526,249	2020	2020	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2023 Heated Area: 2510 HX Base Yr 2023



95449 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		518,355
TOTAL MARKET OB/XF VALUE		76,388
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		794,743
SOH/AGL Deduction		62,283
ASSESSED VALUE		732,460
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		681,738
TOTAL JUST VALUE		794,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		737,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2100780	SCRN ENCLSR	7,500	01/25/2021
B2012926	SWIM POOL	69,375	12/23/2020
C203768	CO ISSUED	0	11/23/2020
B203768	NEW CONSTR	341,397	05/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2414/0654	11/24/2020	WD	Q	I	02	519,500
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: WINTER CRAIG A & CH						
2362/0341	5/18/2020	SW	U	V	11	100
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W25 FOP=[YR=2020] W24 S10 E24 N10$ S10 W24 S54 FOP=[YR=2020] S5 E27 FGR=[YR=2020] S1 E22 N20 W22 S5 W6 S9 E6 S5$ N5 W6 N4 W6 S4 W15$ E15 N4 E6 N5 E6 N5 E22 N50$.

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	0855	CONC PAVER	0	100	17	3	51.00	SF	10.00	10.00	100	2020	2020	3	98	500	
2	0855	CONC PAVER	0	100	0	0	772.00	SF	10.00	10.00	100	2020	2020	3	98	7,566	
3	0911	SCRN RM A	0	100	0	0	1,372.00	SF	17.50	17.50	100	2021	2021	3	90	21,609	
4	0861	POOL GUNIT	0	100	0	0	426.00	SF	85.00	85.00	100	2021	2021	3	93	33,675	
5	0855	CONC PAVER	0	100	0	0	946.00	SF	12.00	12.00	100	2021	2021	3	99	11,238	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800	

LAND DESCRIPTION

TOTAL OB/XF 76,388

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 12/29/2021 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS