LOT 351
AMELIA NATIONAL #1B PB 7/191

RAY RONALD L & KIMBERLY A
95433 AMELIA NATIONAL PARKWAY
FERNANDINA BEACH, FL 32034

**2025**

**26-2N-28-006A-0351-0000**

## BUILDING CHARACTERISTICS

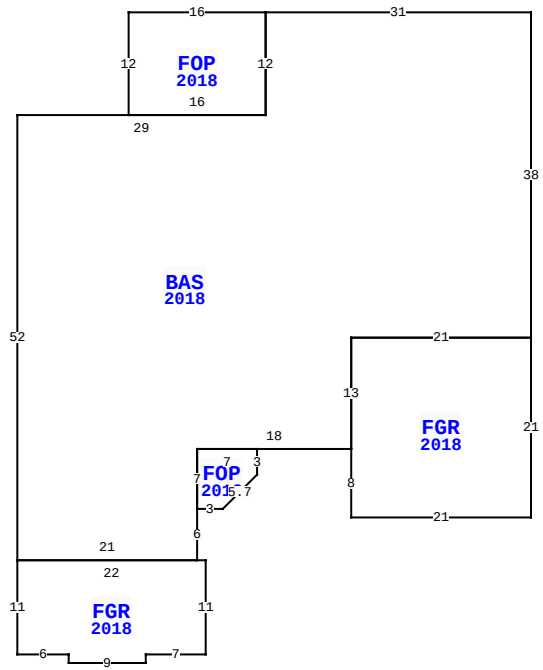
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| 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 | 2,712 | 100 | 2018 | 2,712 | 450,076 |
| FGR | 251 | 55 | 2018 | 138 | 22,902 |
| FGR | 441 | 55 | 2018 | 243 | 40,328 |
| FOP | 41 | 30 | 2018 | 12 | 1,991 |
| FOP | 192 | 30 | 2018 | 58 | 9,625 |
| TOTALS | 3,637 | | | 3,163 | 524,923 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,163 | 108.2840 | 171.09 | 541,158 | 2018 | 2018 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SFR CUST – 100% - 2020 Heated Area: 2712 HX Base Yr 2020




95433 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 | | 524,923 |
| TOTAL MARKET OB/XF VALUE | | 8,808 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 733,731 |
| SOH/AGL Deduction | | 312,508 |
| ASSESSED VALUE | | 421,223 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 370,501 |
| TOTAL JUST VALUE | | 733,731 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 674,765 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1800578 | CO ISSUED | 0 | 10/01/2018 |
| B1800578 | NEW CONSTR | 346,239 | 01/18/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2271/0337 | 4/26/2019 | WD | Q | I | 01 | 455,000 |
| GRANTOR: AMELIA NATIONAL CONST | | | | | | |
| GRANTEE: RAY RONALD L & KIMB | | | | | | |
| 2171/0558 | 1/11/2018 | SW | U | V | 30 | 138,000 |
| GRANTOR: AMELIA NATIONAL ENTER | | | | | | |
| GRANTEE: AMELIA NATIONAL CON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W31 FOP=[YR=2018] W16 S12 E16 N12$ S12 W29 S52 FGR=[YR=2018] S11 E6 S1 E9 N1 E7 N11 W22$ E21 N6 FOP=[YR=2018] E3 U4 R4 N3 W7 S7$ N7 E18 FGR=[YR=2018] S8 E21 N21 W21 S13$ N13 E21 N38$.

## 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 | 2019 | 2019 | 3 | 98 | 3,430 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,386.00 | SF | 4.00 | 4.00 | 100 | 2018 | 2018 | 3 | 97 | 5,378 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,808

| 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 02/01/2019 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS