

LOT 454
AMELIA NATIONAL PHASE ONE-C
SEGMENT THREE & PHASE ONE-E

WHITE ROBERT BRADFORD & KIMBERLY ANN
404 ABBEY LN
SCHWENKSVILLE, PA 19473

2025

27-2N-28-006C-0454-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
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	

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	3,111	100	2024	3,111	620,271
FGR	460	55	2024	253	50,443
FOP	79	30	2024	24	4,785
FOP	568	30	2024	170	33,895
TOTALS	4,218			3,558	709,394

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0501	FP-AVERAGE	0	0	0	0	1.00	UT	5,000.00
2	0811	CONCRETE B	0	0	0	0	1,187.00	SF	5.20
3	0912	SCRN RM G	0	0	0	0	1,568.00	SF	20.00
4	0861	POOL GUNIT	0	0	0	0	348.00	SF	85.00
5	0855	CONC PAVER	0	0	0	0	1,220.00	SF	10.00
6	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,558	126.1872	199.38	709,394	2023	2023	0	0	0.00	100.00
1 SFR CUST - 0% - 2024											
Heated Area: 3111											
HX Base Yr											
95541 WILD CHERRY DR, FERNANDINA BEACH											

TOTAL OB/XF									
86,312									

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		709,394	
TOTAL MARKET OB/XF VALUE		86,312	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		995,706	
SOH/AGL Deduction		143,464	
ASSESSED VALUE		852,242	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		852,242	
TOTAL JUST VALUE		995,706	
NCON VALUE		75,140	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		706,456	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006815	POOL ENCLOSURE ON	23,976	06/07/2024
SP230012571	POOL	160,000	09/28/2023
B230007370	HTD 3070	568,437	06/08/2023
230004066		568,437	

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2685/257	12/14/2023	SW	Q	I	01
GRANTOR: FF FLORIDA RESIDENTIA					
GRANTEE: WHITE ROBERT BRADFO					
2638/584	5/10/2023	SW	U	V	30
GRANTOR: AMELIA NATIONAL ENTER					
GRANTEE: FF FLORIDA RESIDENT					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=80,10] W13 S7 W9 D3L3 S7 W23 N8 U3L3 W11 D3L3 S46 E12 S3 E13 N7 E7 S4 E10 S3 S2 E23 N60 \$									
FOP=[YR=2024;ORIG=18,10] S6 E11 D3R3 S8 E23 N7 U3R3 E9 N7 W49 \$									
FGR=[YR=2024;ORIG=57,70] E23 S20 W23 N20 \$									
FOP=[YR=2024;ORIG=40,61] E7 S4 E10 S3 W17 N7 \$									