LOT 1
AMELIA BAY ESTATES PB 7/4

ANDERSON TARA BETH & JEREMIAH EDWARD
95029 BROOKHILL PLACE
FERNANDINA BEACH, FL 32034

2025

32-2N-28-005A-0001-0000

BUILDING CHARACTERISTICS

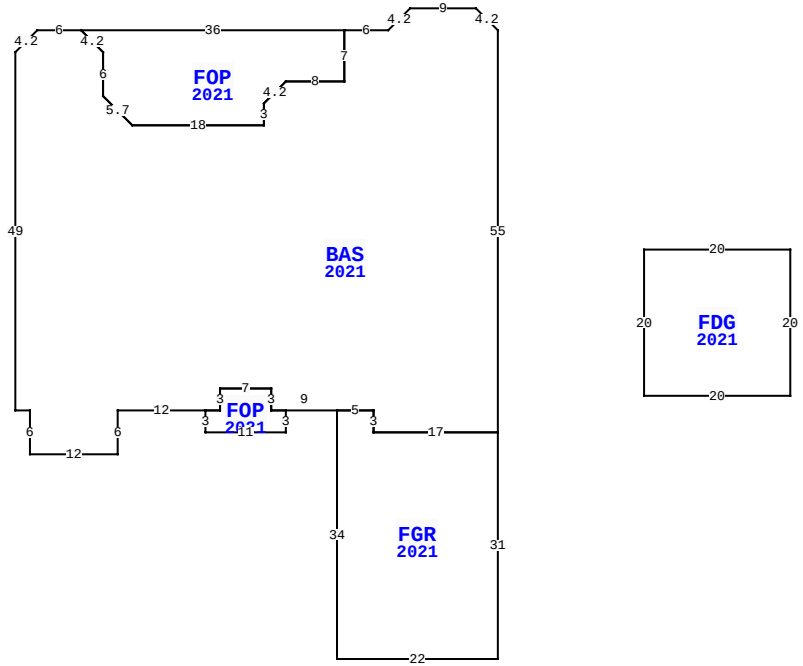
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	4008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,202	100	2021	3,202	641,192
FDG	400	60	2021	240	48,060
FGR	697	55	2021	383	76,694
FOP	54	30	2021	16	3,204
FOP	364	30	2021	109	21,827
TOTALS	4,717			3,950	790,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,950	128.0160	202.27	798,966	2021	2021	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2025 Heated Area: 3202 HX Base Yr 2025



95029 BROOKHILL PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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		790,976
TOTAL MARKET OB/XF VALUE		68,346
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		954,322
SOH/AGL Deduction		22,341
ASSESSED VALUE		931,981
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		876,259
TOTAL JUST VALUE		954,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		943,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007001	SWIM POOL	72,000	08/01/2022
C2007700	CO ISSUED	0	01/28/2021
B2007700	NEW CONSTR	436,162	08/25/2020
B2007701	GARAGE	33,954	08/25/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2728/1699	7/29/2024	WD	Q	I	01	1,175,000
GRANTOR: HARRIS ARNOLD T JR &						
GRANTEE: ANDERSON TARA BETH						
2431/1240	1/29/2021	WD	Q	I	01	557,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HARRIS ARNOLD T JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] U3 L3 W9 D3 L3 W6 FOP=[YR=2021] W36 D3 R3 S6 D4 R4 E18 N3 U3 R3 E8 N7$ S7 W8 D3 L3 S3 W18 U4 L4 N6 U3 L3 W6 D3 L3 S49 E2 S6 E12 N6 E12 FOP=[YR=2021] S3 E11 N3 W2 N3 W7 S3 W2$ E2 N3 E7 S3 E9 FGR=[YR=2021] S34 E22 N31 W17 N3 W5 $ E5 S3 E17 N55$ PTR= E20 S30 FDG=[YR=2021] E20 S20 W20 N20$ N30 W20$.

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	0810	CONCRETE A	0	100	63	4	252.00	SF	6.50	6.50	100	2021	2021	3	99	1,622	
2	0811	CONCRETE B	0	100	0	0	1,851.00	SF	5.20	5.20	100	2021	2021	3	99	9,529	
3	0811	CONCRETE B	0	100	0	0	2,232.00	SF	5.20	5.20	100	2021	2021	3	99	11,490	
4	0855	CONC PAVER	0	100	0	0	260.00	SF	10.00	10.00	100	2022	2022	3	99	2,574	
5	0866	POOL FIBER	0	100	0	0	349.00	SF	72.00	72.00	100	2022	2022	3	93	23,369	
6	0855	CONC PAVER	0	100	0	0	1,487.00	SF	10.00	10.00	100	2022	2022	3	99	14,721	
7	0476	VF 6 SBPL	0	100	0	0	142.00	LF	32.00	32.00	100	2022	2022	3	98	4,453	
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 68,346

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	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000							

REVIEW DATE 01/11/2023 BY DJ Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/30/2025 BY SYS