

LOT 2
AMELIA BAY ESTATES PB 7/4
ESMT PT OR 1397/1057

GREEN LISA L
95051 BROOKHILL PL
FERNANDINA BEACH, FL 32034

2025

32-2N-28-005A-0002-0000



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 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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	4008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,407	100	2022	2,407	533,215
FGR	950	55	2022	522	115,637
FOP	318	30	2022	95	21,045
FOP	416	30	2022	125	27,691
TOTALS	4,091			3,149	697,588

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	2,426.00	SF	10.00
2	0855	CONC PAVER	0	100	0	0	160.00	SF	10.00
3	0861	POOL GUNIT	0	100	0	0	385.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	1,025.00	SF	10.00
5	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,149	140.9090	222.64	701,093	2022	2022	0	0	0.50	99.50
1 SFR CUST - 100% - 2024											
Heated Area: 2407											
HX Base Yr 2024											
95051 BROOKHILL PL, FERNANDINA BEACH											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF											
75,448											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		697,588	
TOTAL MARKET OB/XF VALUE		75,448	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		868,036	
SOH/AGL Deduction		210,989	
ASSESSED VALUE		657,047	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		601,325	
TOTAL JUST VALUE		868,036	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		858,803	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2109334	CO ISSUED	0	01/26/2022
B2116508	SWIM POOL	73,602	11/29/2021
B2109334	NEW CONSTR	379,209	07/16/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2644/1461	5/19/2023	WD	Q	I	01
GRANTOR: HARRIMAN KEVIN C & CH					
GRANTEE: GREEN LISA L					
2362/1197	5/18/2020	WD	Q	V	01
GRANTOR: GUNNELL PETE B & BENJ					
GRANTEE: HARRIMAN KEVIN C &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W15 FOP=[YR=2022] W32 FGR=[YR=2022] N30 W25 S38 E25 N8\$ S13 E32 N13\$ S13 W32 N5 W25 S30 E2 S2 E12 N2 E2 N2 E3 FOP=[YR=2022] S12 E44 N9 W6 S3 W32 N6 W6\$ E6 S6 E32 N3 E9 S7 E12 N16 W6 N30\$.									