LOT 12
AMELIA BAY ESTATES PB 7/4

SMITH-GREEN HEIDI/GREEN WALTER
95347 BROOKHILL PLACE
FERNANDINA BEACH, FL 32034

2025

32-2N-28-005A-0012-0000

BUILDING CHARACTERISTICS

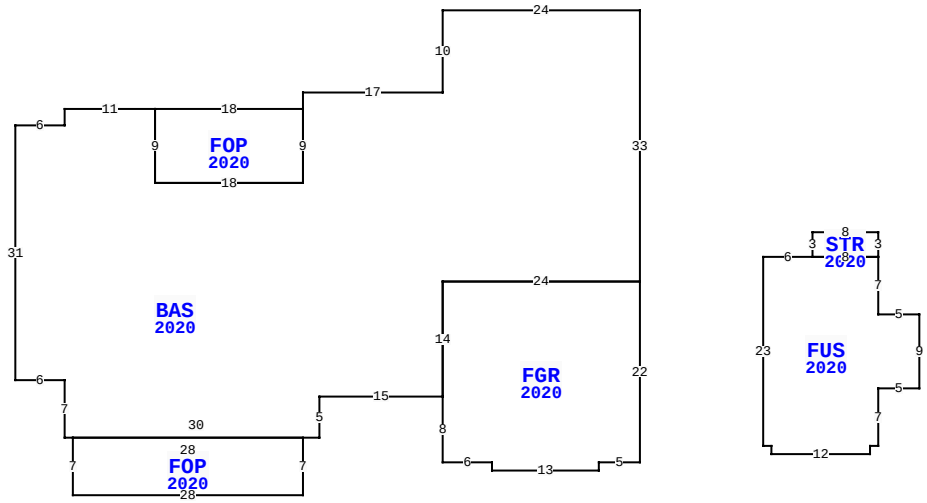
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,615	100	2020	2,615	559,201
FGR	541	55	2020	298	63,726
FOP	162	30	2020	49	10,478
FOP	196	30	2020	59	12,617
FUS	379	100	2020	379	81,047
STR	24	10	2020	2	427
TOTALS	3,917			3,402	727,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,402	137.4038	217.10	738,574	2020	2020	0	0	0	1.50	98.50

1 SFR CUST – 0% - 2025 Heated Area: 2994 HX Base Yr



95347 BROOKHILL PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	727,495
TOTAL MARKET OB/XF VALUE	78,645
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	901,140
SOH/AGL Deduction	0
ASSESSED VALUE	901,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	901,140
TOTAL JUST VALUE	901,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	885,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2007030	SCRN ENCLSR	10,395	08/07/2020
C1903336	CO ISSUED	0	06/08/2020
B1908589	SWIM POOL	40,000	08/12/2019
19003336	NEW CONSTR	402,025	04/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2705/1583	4/15/2024	WD	Q	I	02	1,125,000
GRANTOR: TAMBASCO JEFFREY & CA						
GRANTEE: SMITH-GREEN HEIDI						
2492/863	8/31/2021	CN	Q	I	01	885,000
GRANTOR: WINGFIELD BRANDON M &						
GRANTEE: TAMBASCO JEFFREY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S10 W17 S2 FOP=[YR=2020] W18 S9 E18 N9$ S9 W18 N9 W11 S2 W6 S31 E6 S7 E1 FOP=[YR=2020] S7 E28 N7 W28$ E30 N5 E15 FGR=[YR=2020] S8 E6 S1 E13 N1 E5 N22 W24 S14$ N14 E24 N33$ PTR= E15 S30 FUS=[YR=2020] E6 STR=[YR=2020] N3 E8 S3 W8$ E8 S7 E5 S9 W5 S7 W1 S1 W12 N1 W1 N23$ N30 W15$.

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	0	63	4	252.00	SF	6.50	6.50	100	2020	2020	3	98	1,605	
2	0811	CONCRETE B	0	0	0	0	1,602.00	SF	5.20	5.20	100	2020	2020	3	98	8,164	
3	0810	CONCRETE A	0	0	18	3	54.00	SF	6.50	6.50	100	2020	2020	3	98	344	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
5	0861	POOL GUNIT	0	0	30	16	480.00	SF	85.00	85.00	100	2020	2020	3	90	36,720	
6	0855	CONC PAVER	0	0	0	0	850.00	SF	10.00	10.00	100	2020	2020	3	98	8,330	
7	0911	SCRN RM A	0	0	0	0	1,330.00	SF	17.50	17.50	100	2020	2020	3	86	20,017	

LAND DESCRIPTION

TOTAL OB/XF 78,645

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000							

REVIEW DATE 09/28/2020 BY KW Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/30/2025 BY SYS