LOT 15
AMELIA BAY ESTATES PB 7/4
ESMT PT OR 1397/1057

HARPER WILLIAM B & SHARON R
95354 BROOKHILL PL
FERNANDINA BEACH, FL 32034

2025

32-2N-28-005A-0015-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	03	Quality Level 03

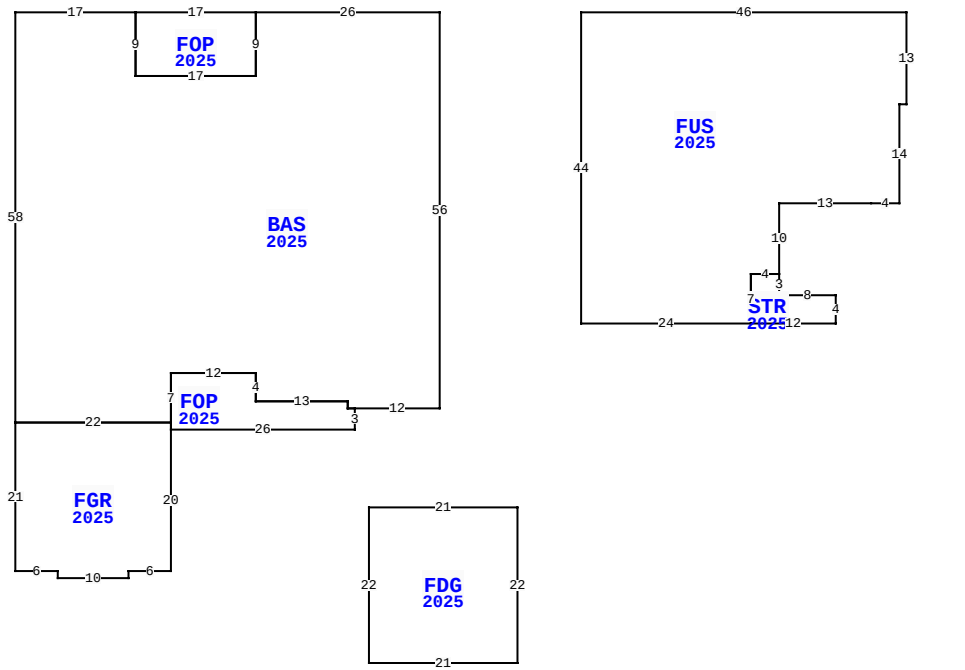
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,178	100	2025	3,178	697,889
FDG	462	60	2025	277	60,829
FGR	472	55	2025	260	57,096
FOP	151	30	2025	45	9,882
FOP	153	30	2025	46	10,102
FUS	1,676	100	2025	1,676	368,050
STR	60	10	2025	6	1,318
TOTALS	6,152			5,488	1,205,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	5,488	138.9888	219.60	1,205,165	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 4854 HX Base Yr 2025



95354 BROOKHILL PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2025 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		1,205,165
TOTAL MARKET OB/XF VALUE		10,707
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		1,390,872
SOH/AGL Deduction		0
ASSESSED VALUE		1,390,872
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,340,150
TOTAL JUST VALUE		1,390,872
NCON VALUE		1,215,872
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002393	NEW TWO STORY SIN	744,788	02/29/2024
B230009692	455SV FGR	13,750	07/27/2023
22015539	NEW CONSTR	744,788	10/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2501/0633	9/28/2021	WD	Q	V	01	85,000
GRANTOR: BRENNAN PATRICIA A						
GRANTEE: HARPER WILLIAM B &						
2180/1237	2/20/2018	WD	Q	V	01	65,000
GRANTOR: RODRIGUEZ MICHAEL & K						
GRANTEE: CAROBRESE ROBERT A						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	2,059.00	SF	5.20	5.20	100	2025	2024		100	10,707	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E17 S9 E17 N9 E26 S56 W12 W1 N1 W13 N4 W12 S7 W22 N58 $
FOP=[YR=2025;ORIG=27,10] E17 S9 W17 N9 $
FGR=[YR=2025;ORIG=10,68] E22 S1 S20 W6 S1 W10 N1 W6 N21 $
FOP=[YR=2025;ORIG=32,61] E12 S4 E13 S1 E1 S3 W26 N1 N7 $
FDG=[YR=2025;ORIG=60,80] E21 S22 W21 N22 $
FUS=[YR=2025;ORIG=90,10] E46 S13 W1 S14 W4 W13 S10 W4 S7 W24 N44 $
STR=[YR=2025;ORIG=114,47] E4 S3 E8 S4 W12 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,707

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	000116	C	RES MARSH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 06/27/2024 BY NW Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS