LOT 25
AMELIA BAY ESTATES PB 7/4
ESMT PT OR 1397/1057

FRANCONIA REAL ESTATE SERVICES INC
DBA ALLEGIIANCE GOVERNMENT REL, 5 WOOD HOLLOW RD STE 1
PARSIPPANY, NJ 07054

2025

32-2N-28-005A-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

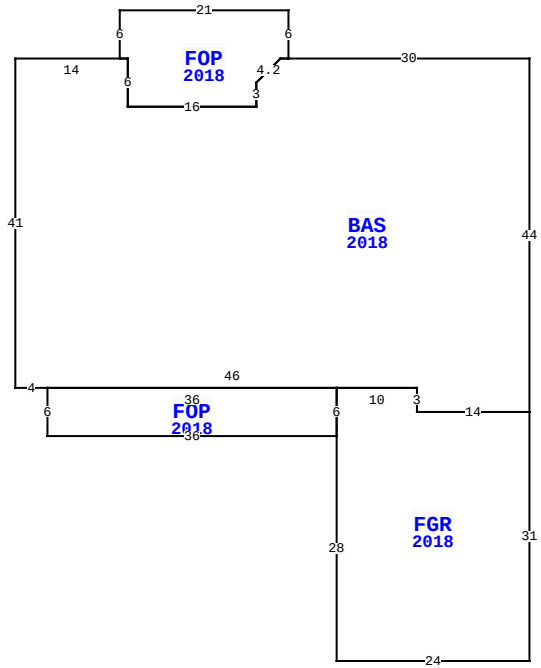
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,566	100	2018	2,566	523,815
FGR	774	55	2018	426	86,962
FOP	216	30	2018	65	13,269
FOP	227	30	2018	68	13,882
TOTALS	3,783			3,125	637,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,125	133.1976	210.45	657,656	2018	2018	0	0	0	3.00	97.00

1 SFR CUST – 0% - 2025 Heated Area: 2566 HX Base Yr



95014 BROOKHILL PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	637,926
TOTAL MARKET OB/XF VALUE	23,517
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	756,443
SOH/AGL Deduction	0
ASSESSED VALUE	756,443
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	756,443
TOTAL JUST VALUE	756,443
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	746,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2005680	SCRN ENCLSRE	16,000	08/01/2020
C1710902	CO ISSUED	0	06/28/2018
B1710902	NEW CONSTR	347,309	12/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/696	5/17/2024	WD	Q	I	01	822,000
GRANTOR: RYAN THOMAS R & ANNA						
GRANTEE: FRANCONIA REAL ESTA						
2286/0114	6/26/2019	WD	Q	I	01	400,000
GRANTOR: TITAN HOLDINGS GROUP						
GRANTEE: RYAN THOMAS R & ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 FOP=[YR=2018] N6 W21 S6 E1 S6 E16 N3 U3 R3 E1$ W1 D3 L3 S3 W16 N6 W14 S41 E4 FOP=[YR=2018] S6 E36 FGR=[YR=2018] S28 E24 N31 W14 N3 W10 S6$ N6 W36$ E46 S3 E14 N44$.

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	7	5	35.00	SF	6.50	6.50	100	2018	2018	3	97	221	
2	0811	CONCRETE B	0	0	0	0	1,672.00	SF	5.20	5.20	100	2018	2018	3	97	8,434	
3	0810	CONCRETE A	0	0	32	20	640.00	SF	6.50	6.50	100	2020	2020	3	98	4,077	
4	0855	CONC PAVER	0	0	0	0	434.00	SF	10.00	10.00	100	2020	2020	3	98	4,253	
5	0911	SCRN RM A	0	0	0	0	434.00	SF	17.50	17.50	100	2020	2020	3	86	6,532	

LAND DESCRIPTION

TOTAL OB/XF 23,517

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	000134	C	RES POND	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 11/23/2020 BY KW Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/30/2025 BY SYS