

LOT 28
AMELIA BAY ESTATES PB 7/4
ESMT PT OR 1397/1057

BRETZ FRED JAMES & SUSAN C
95235 AMBERWOOD LN
FERNANDINA BEACH, FL 32034

2025

32-2N-28-005A-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
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NEIGHBORHOOD/LOC	4008.00
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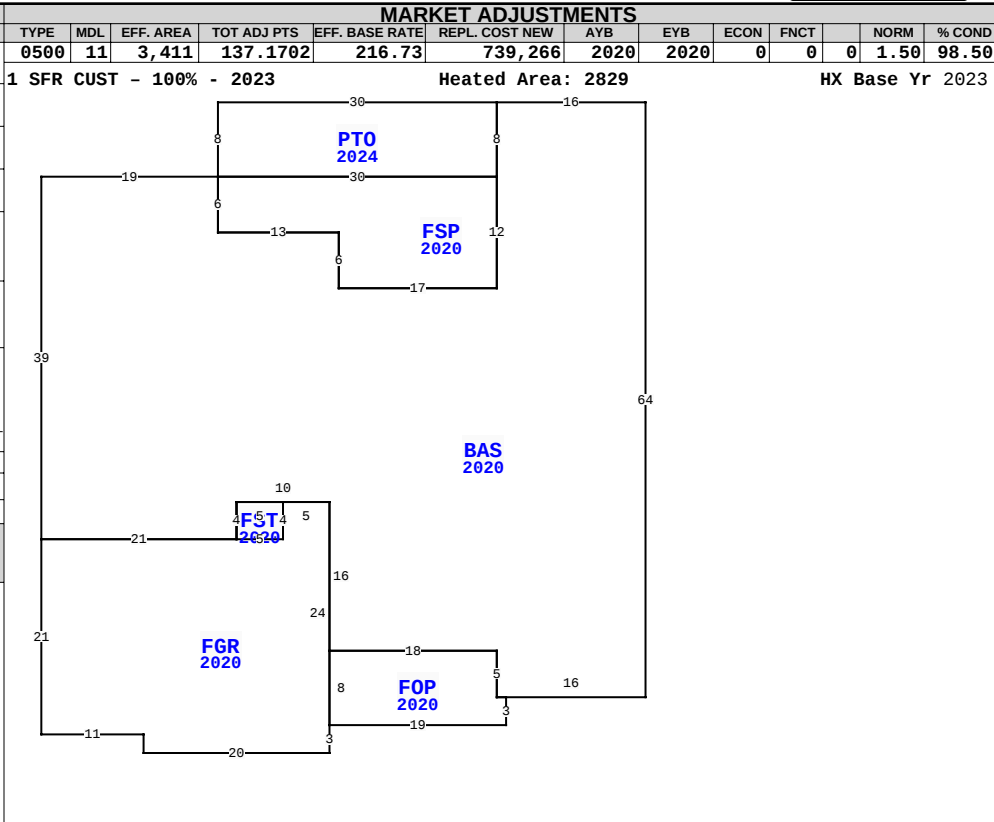
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,829	100	2020	2,829	603,932
FGR	731	55	2020	402	85,818
FOP	147	30	2020	44	9,393
FSP	282	40	2020	113	24,123
FST	20	55	2020	11	2,348
PTO	240	5	2024	12	2,562

TOTALS	4,249			3,411	728,177
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0	100	59	3		177.00	SF 10.00
2	0855	CONC PAVER	0	100	0	0		1,411.00	SF 10.00
3	0912	SCRN RM G	1	100	0	0		240.00	SF 20.00

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

REVIEW DATE	11/27/2023	BY	DJ
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95235 AMBERWOOD LN, FERNANDINA BEACH

TOTAL OB/XF									
20,219									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0	100	59	3		177.00	SF 10.00
2	0855	CONC PAVER	0	100	0	0		1,411.00	SF 10.00
3	0912	SCRN RM G	1	100	0	0		240.00	SF 20.00

TOTAL OB/XF									
20,219									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0	100	59	3		177.00	SF 10.00
2	0855	CONC PAVER	0	100	0	0		1,411.00	SF 10.00
3	0912	SCRN RM G	1	100	0	0		240.00	SF 20.00

REVIEW DATE	11/27/2023	BY	DJ
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	728,177		
TOTAL MARKET OB/XF VALUE	20,219		
TOTAL LAND VALUE - MARKET	95,000		
TOTAL MARKET VALUE	843,396		
SOH/AGL Deduction	264,333		
ASSESSED VALUE	579,063		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	528,341		
TOTAL JUST VALUE	843,396		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	832,702		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230007389	SCR ROOF ON NEW S	7,711	06/08/2023
E2010582	SOLAR PANELS	29,901	11/02/2020
C1910486	CO ISSUED	0	03/30/2020
B1910486	NEW CONSTR	392,596	09/09/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2528/0169	1/03/2022	WD	Q	I	01
GRANTOR: PERKINS ELISABETH A &					
GRANTEE: BRETZ FRED JAMES &					
2245/1484	12/20/2018	WD	Q	V	01
GRANTOR: 16B SOUTHERN OAKS LLC					
GRANTEE: PERKINS ELISABETH A					

BUILDING NOTES									
BAS=[YR=2020;ORIG=0,0] W16 S8 S12 W17 N6 W13 N6 W19 S39 E21									
N4 E10 S16 E18 S5 E16 N64 \$									
FGR=[YR=2020;ORIG=-65,47] S21 E11 S2 E20 N3 N24 W5 W5 S4 W21 \$									
FSP=[YR=2020;ORIG=-16,8] W30 S6 E13 S6 E17 N12 \$									
FOP=[YR=2020;ORIG=-34,67] E19 N3 W1 N5 W18 S8 \$									
FST=[YR=2020;ORIG=-39,43] S4 W5 N4 E5 \$									
PTO=[YR=2024;ORIG=-16,0] W30 S8 E30 N8 \$									

BUILDING DIMENSIONS									
BAS=[YR=2020;ORIG=0,0] W16 S8 S12 W17 N6 W13 N6 W19 S39 E21									
N4 E10 S16 E18 S5 E16 N64 \$									
FGR=[YR=2020;ORIG=-65,47] S21 E11 S2 E20 N3 N24 W5 W5 S4 W21 \$									
FSP=[YR=2020;ORIG=-16,8] W30 S6 E13 S6 E17 N12 \$									
FOP=[YR=2020;ORIG=-34,67] E19 N3 W1 N5 W18 S8 \$									
FST=[YR=2020;ORIG=-39,43] S4 W5 N4 E5 \$									
PTO=[YR=2024;ORIG=-16,0] W30 S8 E30 N8 \$									

REVIEW DATE	11/27/2023	BY	DJ
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Total Acres: 0.00	Total Land Value: 95,000	Market: 0	Agricultural: 0	Common: 95,000	PRINTED 07/30/2025 BY SYS
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