LOT 29
AMELIA BAY ESTATES PB 7/4
ESMT PT OR 1397/1057

LAWRENCE THOMAS J & JAIME L
95263 AMBERWOOD LANE
FERNANDINA BEACH, FL 32034

2025

32-2N-28-005A-0029-0000

BUILDING CHARACTERISTICS

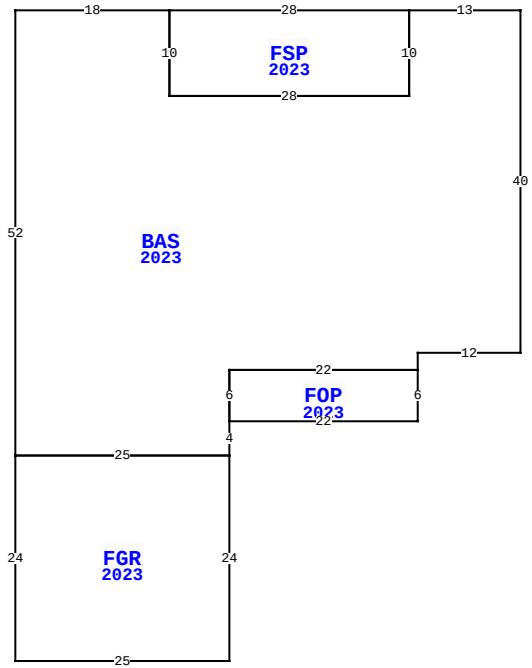
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,424	100	2023	2,424	531,292
FGR	600	55	2023	330	72,329
FOP	132	30	2023	40	8,767
FSP	280	40	2023	112	24,548
TOTALS	3,436			2,906	636,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,906	138.7196	219.18	636,937	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2424 HX Base Yr 2024



95263 AMBERWOOD LN, 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		636,937
TOTAL MARKET OB/XF VALUE		9,444
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		741,381
SOH/AGL Deduction		0
ASSESSED VALUE		741,381
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		690,659
TOTAL JUST VALUE		741,381
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		727,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006197	CO		04/19/2023
B2206197	NEW CONSTR	404,841	04/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2506/1783	10/20/2021	WD	Q	V	01	60,000
GRANTOR: PERKINS NICHOLAS & EL						
GRANTEE: LAWRENCE THOMAS JOS						
2473/0879	6/23/2021	WD	U	V	37	45,000
GRANTOR: 16B SOUTHERN OAKS LLC						
GRANTEE: PERKINS NICHOLAS &						

BUILDING NOTES

EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2023		100	3,500	
2	0812	CONCRETE C	0	100	0	0	1,486.00	SF	4.00	4.00	100	2023	2023		100	5,944	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,0] W13 S10 W28 N10 W18 S52 E25 N4 N6 E22 N2 E12 N40 $
FGR=[YR=2023;ORIG=21,52] E25 S24 W25 N24 $
FSP=[YR=2023;ORIG=39,0] E28 S10 W28 N10 $
FOP=[YR=2023;ORIG=46,42] E22 S6 W22 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,444

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000							

REVIEW DATE 05/15/2023 BY MLU Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/30/2025 BY SYS