

LOT 18
IN OR 1511/1752
AMELIA NATIONAL #1 PB 7/48

TUCKER EDGAR R & SHEILA H
95299 BERMUDA DRIVE
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0018-0000



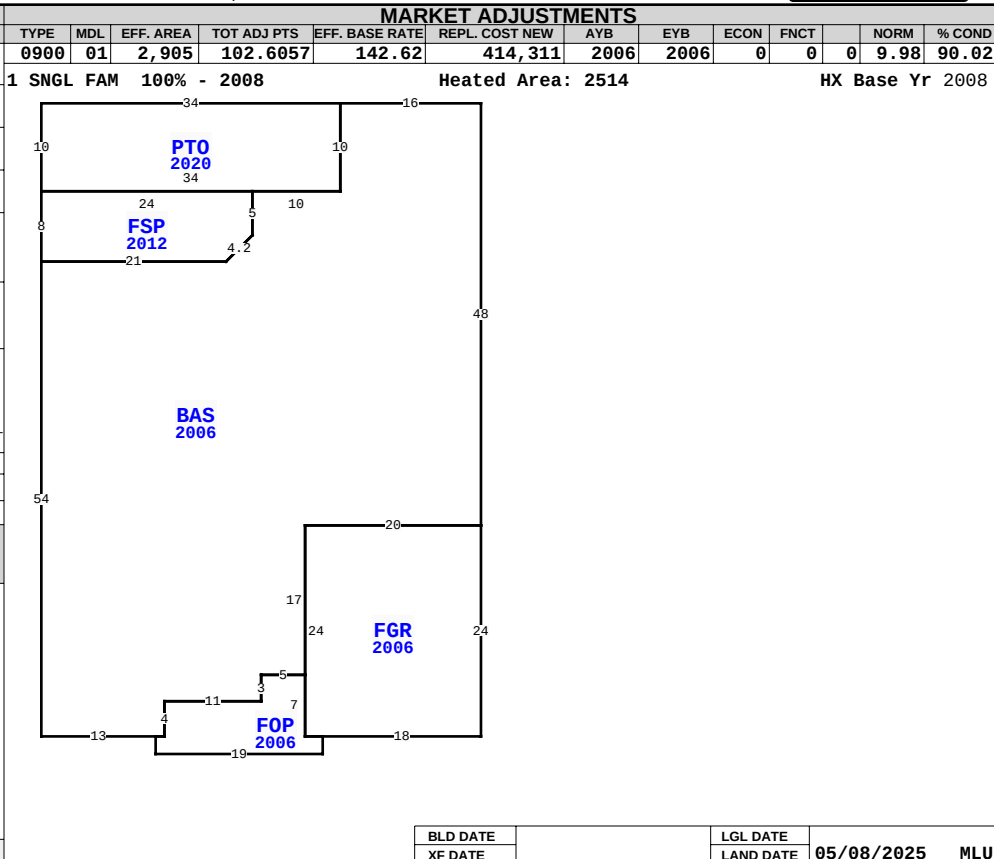
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,514	100	2006	2,514	322,764
FGR	480	55	2006	264	33,894
FOP	117	30	2006	35	4,494
FSP	188	40	2012	75	9,629
PTO	340	5	2020	17	2,183
TOTALS	3,639			2,905	372,963

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0911	SCRN RM A	0	100	34	10	340.00	SF	18.00



TOTAL OB/XF									
8,098									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					372,963				
TOTAL MARKET OB/XF VALUE					8,098				
TOTAL LAND VALUE - MARKET					135,000				
TOTAL MARKET VALUE					516,061				
SOH/AGL Deduction					294,637				
ASSESSED VALUE					221,424				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					170,013				
TOTAL JUST VALUE					516,061				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					522,485				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2000608	SCRN ENCLSR	9,600	02/01/2020
E16346	NEW CONSTR	1,900	12/01/2005
M10748	H/AC	0	12/01/2005
C16295	CO ISSUED	300,000	10/01/2005
R08382	REPAIR/RRF	3,500	10/01/2005
B16295	NEW CONSTR	300,000	10/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2003/1820	9/16/2015	SW	U	V	11	100			
GRANTOR:AMELIA NATIONAL ENTER									
GRANTEE:WEEKLEY HOMES LP									
1511/1752	7/11/2007	WD	Q	I		318,000			
GRANTOR:WEEKLEY HOMES LP									
GRANTEE:TUCKER EDGAR R & SH									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W16 PTO=[YR=2020] W34 S10 E34 N10\$ S10 W10 FSP=[YR=2012] W24 S8 E21 U3 R3 N5\$ S5 L3 D3 W21 S54 E13 FOP=[YR=2006] S2 E19N2 FGR=[YR=2006] E18 N24 W20 S24 E2\$W2 N7 W5 S3 W11 S4 W1\$ E1 N4 E11 N3 E5 N17 E20 N48\$.									