LOT 46
AMELIA NATIONAL #1 PB 7/48

AKRIDGE DAVID S & KATHERINE L
95002 LANTANA CT
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0046-0000

NASSAU COUNTY PROPERTY

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	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
Quality	02	Quality Level 02

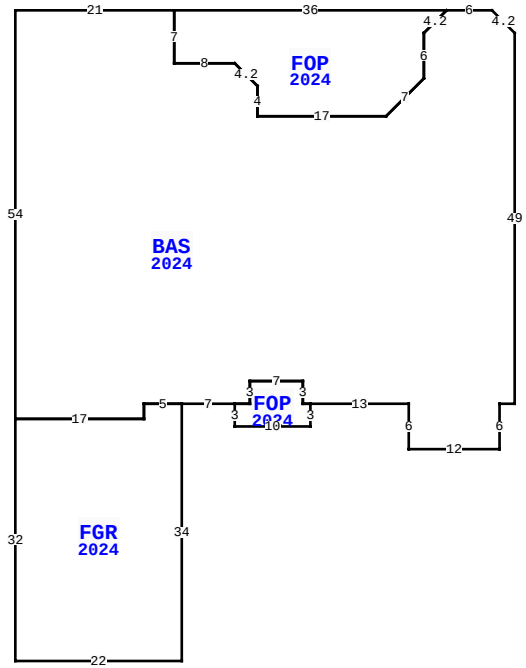
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,131	100	2024	3,131	510,699
FGR	714	55	2024	393	64,102
FOP	51	30	2024	15	2,447
FOP	382	30	2024	115	18,758
TOTALS	4,278			3,654	596,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,654	98.7525	163.93	599,000	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 100% - 2024 Heated Area: 3131 HX Base Yr 2024



95002 LANTANA CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		596,005
TOTAL MARKET OB/XF VALUE		66,204
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		862,209
SOH/AGL Deduction		142,372
ASSESSED VALUE		719,837
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		668,426
TOTAL JUST VALUE		862,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		864,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006807	POOL SCREEN ENCLO	15,296	06/07/2024
SP230011099	POOL	125,000	08/31/2023
23002858	NEW CONSTR	593,543	03/02/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2413/0954	12/01/2020	WD	Q	V	01	125,000
GRANTOR: SASANFAR FAMILY TRUST						
GRANTEE: AKRIDGE DAVID S & K						
2228/0642	9/29/2018	QC	U	V	11	100
GRANTOR: SASANFAR GUY S & GAIL						
GRANTEE: SASANFAR FAMILY TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,0] U3L3 W6 D3L3 S6 D5L5 W17 N4 U3L3 W8 N7 W21 S54 E17 N2 E5 E7 E2 N3 E7 S3 E1 E13 S6 E12 N6 E2 N49 $
FOP=[YR=2024;ORIG=35,-3] S7 E8 D3R3 S4 E17 U5R5 N6 U3R3 W36 $
FGR=[YR=2024;ORIG=14,51] E17 N2 E5 S34 W22 N32 $
FOP=[YR=2024;ORIG=45,46] E7 S3 E1 S3 W10 N3 E2 N3 $
.

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
2	0911	SCRN RM A	0	100	0	0	968.00	SF	18.00	18.00	100	2024	2023		93	16,204	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 66,204

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	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/18/2024 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS