LOT 50
AMELIA NATIONAL #1 PB 7/48

OGUT ALI & XIMENA
95089 BUCKEYE CT
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0050-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

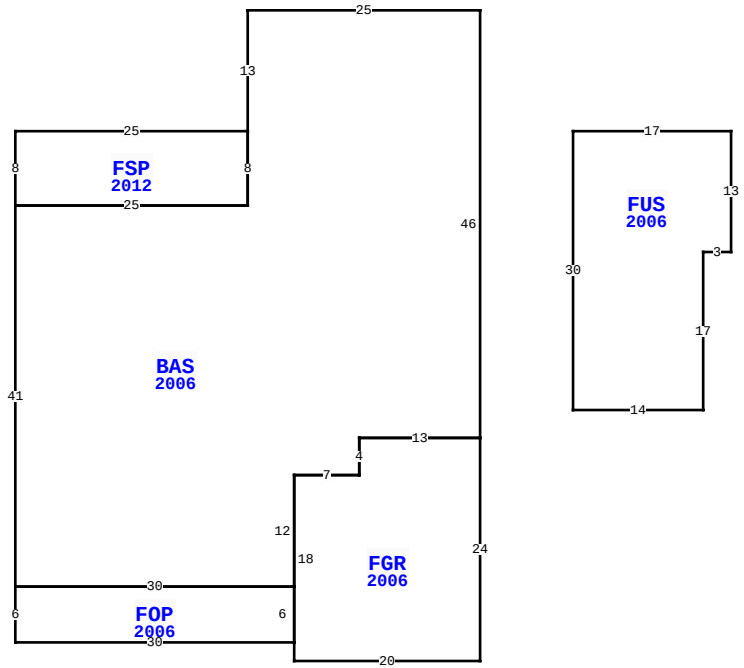
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,283	100	2006	2,283	293,430
FGR	452	55	2006	249	32,004
FOP	180	30	2006	54	6,940
FSP	200	40	2012	80	10,283
FUS	459	100	2006	459	58,994
TOTALS	3,574			3,125	401,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,125	102.1706	142.02	443,812	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2025 Heated Area: 2742 HX Base Yr 2025



95089 BUCKEYE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		401,650
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		521,650
SOH/AGL Deduction		0
ASSESSED VALUE		521,650
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		470,239
TOTAL JUST VALUE		521,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		530,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17054	NEW CONSTR	2,200	04/01/2006
E17054	NEW CONSTR	2,200	04/01/2006
M11302	H/AC	0	03/01/2006
P10767	NEW CONSTR	0	02/01/2006
C16878	CO ISSUED	300,000	01/01/2006
R08757	REPAIR/RRF	5,000	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2756/1606	12/06/2024	WD	Q	I	02	600,000
GRANTOR: MULLIN MICHAEL S						
GRANTEE: OGUT ALI & XIMENA						
2003/1820	9/16/2015	SW	U	V	11	100
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: WEEKLEY HOMES LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W25S13 FSP=[YR=2012] W25S8 E25N8$S8W25S41 FOP=[YR=2006] S6E30 FGR=[YR=2006] S2E20N24W13S4W7S18$N6 W30$E30N12E7N4E13 N46$ PTR=S13 E10 FUS=[YR=2006] E17 S13 W3 S17W14 N30$ W10N13$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0.60	200,000.00	120,000.00	120,000							

REVIEW DATE 01/17/2024 BY DJ Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/09/2026 BY SYS