

LOT 52
IN OR 1541/1412
AMELIA NATIONAL #1 PB 7/48

EGGLESTON ANGELA M & ROBERT F JR
95075 BUCKEYE COURT
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0052-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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	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	2,898	100	2007	2,898	375,165
FGR	587	55	2007	323	41,815
FOP	132	30	2007	40	5,178
FOP	412	30	2007	124	16,052
FST	20	55	2007	11	1,424
TOTALS	4,049			3,396	439,635

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,396	102.3454	142.26	483,115	2007	2007	0	0
1 SNGL FAM 100% - 2014 Heated Area: 2898 HX Base Yr 2014									
BLD DATE	11/26/2007	RK	LGL DATE						
XF DATE	11/26/2007	RK	LAND DATE						
INC DATE			AG DATE						
95075 BUCKEYE CT, FERNANDINA BEACH 05/08/2025 MLU									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 4								Tax Dist:	
BUILDING MARKET VALUE								439,635	
TOTAL MARKET OB/XF VALUE								3,115	
TOTAL LAND VALUE - MARKET								120,000	
TOTAL MARKET VALUE								562,750	
SOH/AGL Deduction								226,755	
ASSESSED VALUE								335,995	
TOTAL EXEMPTION VALUE								51,411	
BASE TAXABLE VALUE								284,584	
TOTAL JUST VALUE								562,750	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								571,260	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801269	SCRN ENCLSRE	5,051	02/01/2018
R1707233	REPAIR/RRF	900	11/01/2017
E19869	ELEC OTHER	2,000	08/01/2007
M13177	MECH OTHER	0	08/01/2007
P12532	OTHER	0	07/01/2007
C20146	CO ISSUED	0	06/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1541/1412	12/20/2007	WD	Q	I		395,100	
GRANTOR:MORRISON HOMES INC							
GRANTEE:EGGLESTON ANGELA M							
1285/0221	1/03/2005	WD	U	V	19	2,720,000	
GRANTOR:AMELIA NATIONAL ENTER							
GRANTEE:MORRISON HOMES INC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2007] W24 BAS=[YR=2007] W32 S60 D4 R4 E7 FOP=[YR=2007] S3 E16 FGR=[YR=2007] S11 E10 S1 E19 N18 FST=[YR=2007] N5 W4 S5 E4 \$ W4 N3 W25 S9 \$ N9 W14 S6 W2 \$ E2 N6 E39 N2 E4 N35 W14 N6 U4 L4 W6 N11 \$ S11 E6 D4 R4 S6 E14 N21 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00
TOTAL OB/XF 3,115									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	0.60	200,000.00	120,000.00	120,000		