LOT 62
AMELIA NATIONAL #1 PB 7/48

BOELSEN CRAIG & ANTOINETTE CALABRESE
95151 STARLING CT
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0062-0000

BUILDING CHARACTERISTICS

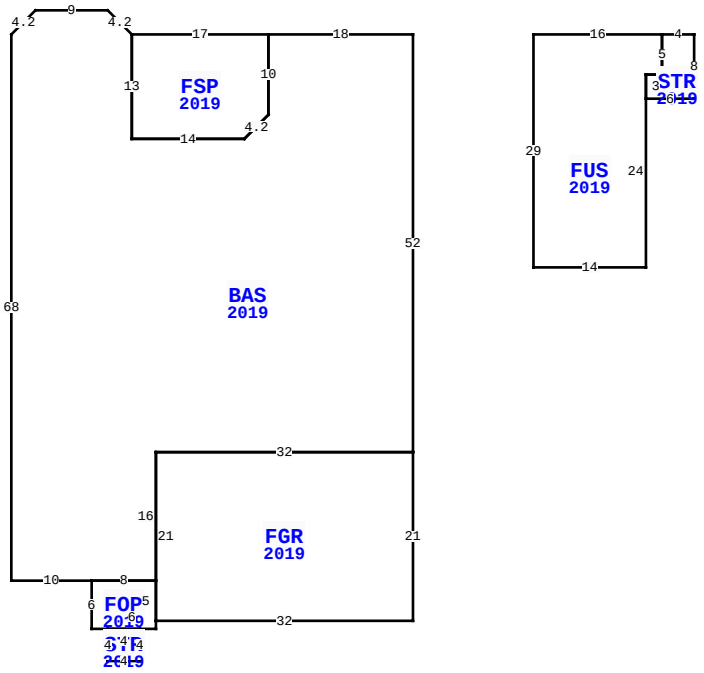
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	2,708	100	2019	2,708	446,628
FGR	672	55	2019	370	61,024
FOP	48	30	2019	14	2,309
FSP	217	40	2019	87	14,349
FUS	416	100	2019	416	68,610
STR	16	10	2019	2	330
STR	38	10	2019	4	660
TOTALS	4,115			3,601	593,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,601	102.4290	170.03	612,278	2019	2019	0	0	0	3.00	97.00

1 SFR CUST 0% - 2026 Heated Area: 3124 HX Base Yr



95002 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	593,910
TOTAL MARKET OB/XF VALUE	3,430
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	717,340
SOH/AGL Deduction	0
ASSESSED VALUE	717,340
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	717,340
TOTAL JUST VALUE	717,340
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	741,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1804930	CO ISSUED	0	05/28/2019
B1804930	NEW CONSTR	413,442	05/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2583/0843	8/04/2022	WD	Q	I	02	840,000
GRANTOR: KINARIWALA SMRUTI J						
GRANTEE: BOELSEN CRAIG & ANT						
2314/0233	10/23/2019	WD	Q	I	02	495,600
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: KINARIWALA SMRUTI J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W18 FSP=[YR=2019] W17 S13 E14 U3 R3 N10$ S10 D3 L3 W14 N13 U3 L3 W9 D3 L3 S68 E10 FOP=[YR=2019] S6 E2 STR=[YR=2019] S4 E4 N4 W4$ E6 N1 FGR=[YR=2019] E32 N21 W32 S21$ N5 W8$ E8 N16 E32 N52$ PTR= E15 FUS=[YR=2019] E16 STR=[YR=2019] E4 S8 W6 N3 E2 N5$ S5 W2 S24 W14 N29$ W15$.

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	

LAND DESCRIPTION

TOTAL OB/XF 3,430

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	000135	C	RES NATURAL	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.60	200,000.00	120,000.00	120,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/09/2026 BY SYS