LOT 65
AMELIA NATIONAL #1 PB 7/48

PATRICK JAMES N & DEBORAH M
95020 BUCKEYE COURT
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

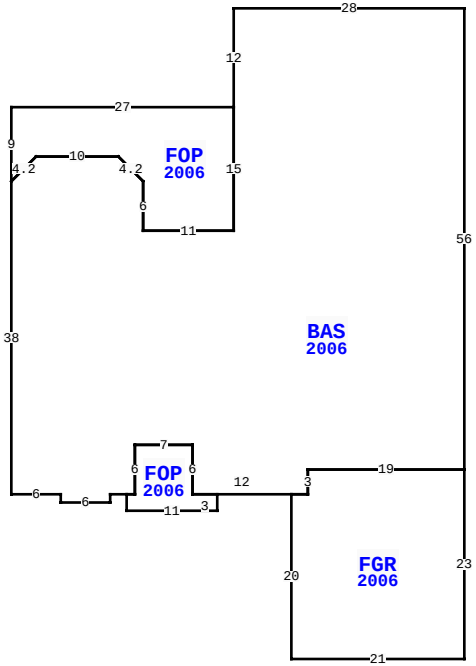
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,558	100	2006	2,558	330,164
FGR	477	55	2006	262	33,816
FOP	64	30	2006	19	2,453
FOP	270	30	2006	81	10,455
TOTALS	3,369			2,920	376,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,920	102.6057	142.62	416,450	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2023 Heated Area: 2558 HX Base Yr 2023



95020 BUCKEYE 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		376,887
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		496,887
SOH/AGL Deduction		152,575
ASSESSED VALUE		344,312
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		292,901
TOTAL JUST VALUE		496,887
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		503,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10175	H/AC	0	08/01/2005
E15371	NEW CONSTR	2,000	07/01/2005
P0509615	NEW CONSTR	0	06/01/2005
C15126	CO ISSUED	240,000	04/01/2005
R07568	REPAIR/RRF	5,000	04/01/2005
B15126	NEW CONSTR	240,000	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2583/0306	8/09/2022	WD	Q	I	01	520,000
GRANTOR: ESPIRITU SEAN C &						
GRANTEE: PATRICK JAMES N & D						
1438/1840	8/23/2006	WD	Q	I		370,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: ESPIRITU SEAN C & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W28 S12 FOP=[YR=2006] W27 S9 R3 U3 E10 D3 R3 S6 E11N15$ S15 W11 N6 L3 U3 W10 D3 L3 S38 E6 S1 E6 N1 E2
FOP=[YR=2006] S2 E11 N2 W3 N6 W7 S6 W1$ E1 N6 E7 S6 E12
FGR=[YR=2006] S20 E21 N23 W19 S3 W2$ E2 N3 E19 N56$.

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	000100	C	RES	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/09/2026 BY SYS