

LOT 89
IN OR 1335/1937
AMELIA NATIONAL #1 PB 7/48

MORRISON TIMOTHY D & KATHRINE
95307 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0089-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	5 100
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
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NEIGHBORHOOD/LOC	4042.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,216	100	2006	3,216	501,391
FGR	676	55	2006	372	57,997
FOP	121	30	2006	36	5,613
FOP	128	30	2006	38	5,924
FOP	128	30	2006	38	5,924
FUS	1,310	100	2006	1,310	204,235

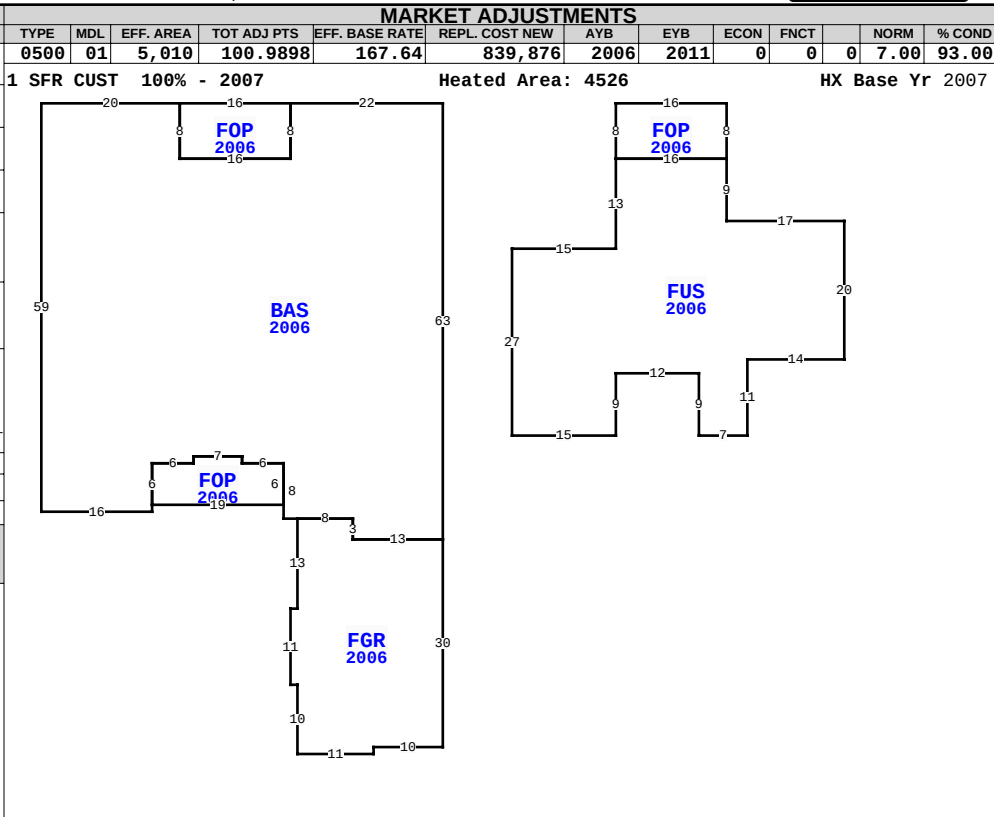
TOTALS	5,579			5,010	781,085
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EXTRA FEATURES

L N	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	100	0	0		1.00	UT 3,500.00	3,500.00	100	2006	2006	3	88	3,080
4	1125	CB/STC 6"	0	100	21	5		105.00	SF 7.35	7.35	100	2006	2006	3	84	648
7	0819	CONC 12"	0	100	10	6		60.00	SF 9.50	9.50	100	2006	2006	3	84	479
8	0819	CONC 12"	0	100	3	15		45.00	SF 9.50	9.50	100	2007	2007	3	86	368

LAND DESCRIPTION			TOTAL OB/XF 4,575													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE	01/01/2023	BY	CD
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95307 AMELIA NATIONAL PKWY, FERNANDINA BEACH	BLD DATE		LGL DATE	05/08/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF 4,575																
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REVIEW DATE	01/01/2023	BY	CD
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Total Acres:	0.00	Total Land Value:	200,000	Market:	0	Agricultural:	0	Common:	200,000
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		781,085	
TOTAL MARKET OB/XF VALUE		4,575	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		985,660	
SOH/AGL Deduction		582,986	
ASSESSED VALUE		402,674	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		351,263	
TOTAL JUST VALUE		985,660	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,014,048	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015106	REPAIR/RRF	30,542	11/02/2021
M11082	H/AC	0	02/01/2006
E16479	NEW CONSTR	5,000	01/01/2006
P10417	NEW CONSTR	0	12/01/2005
C16548	CO ISSUED	382,000	11/01/2005
B16548	NEW CONSTR	382,000	11/01/2005

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1335/1937	7/25/2005	WD Q V	
			SALE PRICE
			175,000

GRANTOR: AMELIA NATIONAL ENTER	
GRANTEE: MORRISON TIMOTHY D	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22 FOP=[YR=2006] W16S8E16N8 \$S8W16N8W20 S59 E16N1 FOP=[YR=2006] E19N6W6N1W7S1W6S6\$N6E6N1E7S1E6 S8E2 FGR=[YR=2006] S13W1S11E1S10 E11 N1E10 N30W13N3W8\$E8S3E13 N63\$ PTR=E25 FOP=[YR=2006] E16S8 FUS=[YR=2006] S9E17S20 W14S11W7N9W12S9W15 N27E15N13E16\$W16N8\$ W25\$.

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