LOT 94
AMELIA NATIONAL #1 PB 7/48

HOWAT SCOTT A & LORI SUE
95273 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0094-0000

BUILDING CHARACTERISTICS

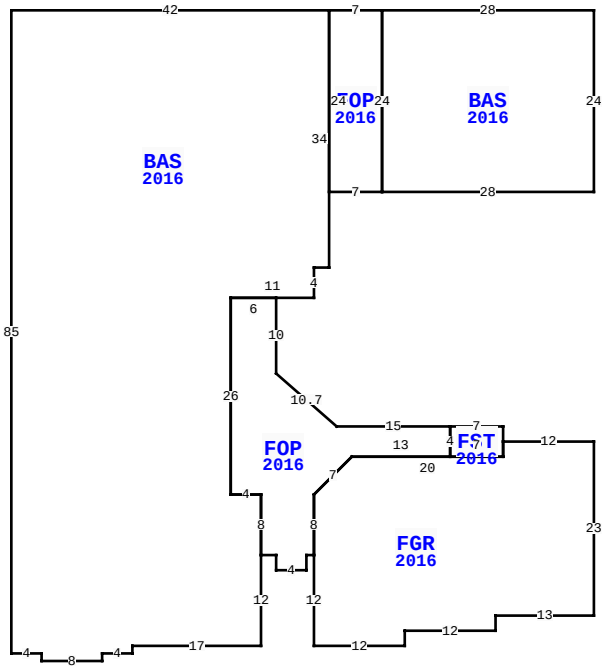
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	672	100	2016	672	99,749
BAS	3,026	100	2016	3,026	449,166
FGR	861	55	2016	474	70,359
FOP	168	30	2016	50	7,422
FOP	378	30	2016	113	16,774
FST	28	55	2016	15	2,226
TOTALS	5,133			4,350	645,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,350	93.6320	155.43	676,120	2016	2016	0	0	0	4.50	95.50

1 SFR CUST 100% - 2018 Heated Area: 3698 HX Base Yr 2018



BLD DATE	01/27/2017 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

95273 AMELIA NATIONAL PKWY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		645,695
TOTAL MARKET OB/XF VALUE		96,550
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		942,245
SOH/AGL Deduction		393,242
ASSESSED VALUE		549,003
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		497,592
TOTAL JUST VALUE		942,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		900,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260002724	COURTYARD SCREEN	23,300	03/13/2026
B32411	SWIM POOL	35,700	05/01/2016
B1632044	NEW CONSTR	463,318	04/08/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2506/1760	10/11/2021	WD	U	I	30	167,500
GRANTOR: HOWAT SCOTT A & LORI						
GRANTEE: HOWAT SCOTT A & LOR						
2240/1717	11/26/2018	LE	U	I	11	100
GRANTOR: HOWAT SCOTT A & LORI						
GRANTEE: HOWAT SCOTT A & LOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W28 FOP=[YR=2016] W7 BAS=[YR=2016] W42 S85 E4 S1 E8 N1 E4 N1 E17 N12 FOP=[YR=2016] E2 S2 E4 N2 E1 FGR=[YR=2016] S12 E12 N2 E12 N2 E13 N23 W12 FST=[YR=2016] N2 W7 S4 E7 N2$ S2 W20 D5 L5 S8 $ N8 U5 R5 E13 N4 W15 U7 L8 N10 W6 S26 E4 S8$ N8 W4 N26 E11 N4 E2 N34$ S24 E7 N24$ S24 E28 N24$.

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
4	1126	CB/STC 8"	0	100	34	6	204.00	SF	8.00	8.00	100	2016	2016	3	95	1,550	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	100,000.00	100,000.00	100	2016	2016	04	95	95,000	

LAND DESCRIPTION

TOTAL OB/XF 96,550

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	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 06/09/2026 BY IB Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS