LOT 95
IN OR 2020/664
AMELIA NATIONAL #1 PB 7/48

SIEGMUND DAVID R & SUSAN M
95054 ROYAL PALM CT
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0095-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

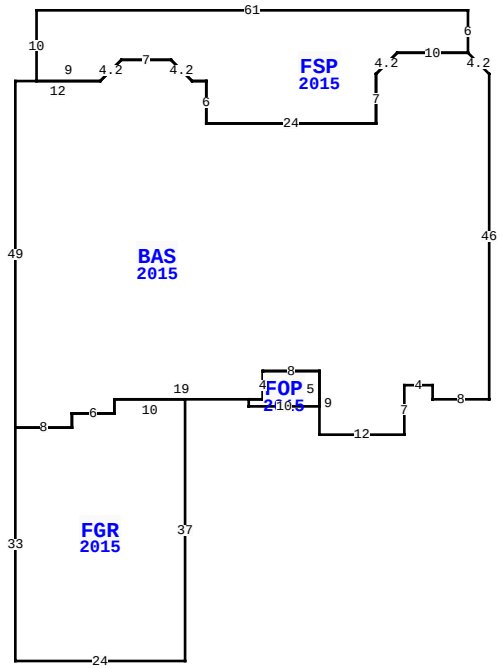
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	3,020	100	2015	3,020	454,019
FGR	844	55	2015	464	69,757
FOP	42	30	2015	13	1,954
FSP	677	40	2015	271	40,742
TOTALS	4,583			3,768	566,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,768	95.3325	158.25	596,286	2015	2015	0	0	0	5.00	95.00

1 SFR CUST 100% - 2016 Heated Area: 3020 HX Base Yr 2016



95054 ROYAL PALM 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		566,472
TOTAL MARKET OB/XF VALUE		4,920
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		771,392
SOH/AGL Deduction		349,671
ASSESSED VALUE		421,721
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		370,310
TOTAL JUST VALUE		771,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		796,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250012408	CONVERT EXISTING	41,650	11/07/2025
B1530604	CO ISSUED	0	12/16/2015
B1530604	NEW CONSTR	394,508	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2020/0664	12/22/2015	WD	Q	I	01	478,600
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: SIEGMUND DAVID R &						
2010/1649	10/22/2015	SW	U	I	37	483,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: AMELIA NATIONAL CON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] U3 L3 FSP=[YR=2015] N6 W61 S10 E9 U3 R3 E7 D3 R3 E2 S6 E24 N7 U3 R3 E10$ W10 D3 L3 S7 W24 N6 W2 U3 L3 W7 D3 L3 W12 S49 FGR=[YR=2015] S33 E24 N37 W10 S2 W6 S2 W8$ E8 N2 E6 N2 E19 FOP=[YR=2015] S1 E10 N5 W8 S4 W2 $ E2 N4 E8 S9 E12 N7 E4 S2 E8 N46$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	1,920	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	60	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,920

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	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	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