LOT 98
AMELIA NATIONAL #1 PB 7/48

CONNORS MICHAEL R & RITA A
95092 ROYAL PALM CT
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0098-0000

BUILDING CHARACTERISTICS

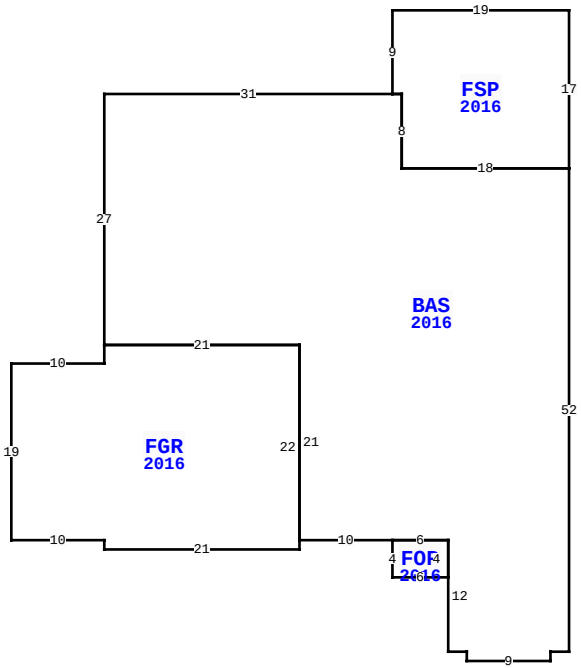
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,980	100	2016	1,980	333,498
FGR	652	55	2016	359	60,468
FOP	24	30	2016	7	1,179
FSP	315	40	2016	126	21,223
TOTALS	2,971			2,472	416,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,472	106.2480	176.37	435,987	2016	2016	0	0	0	4.50	95.50

1 SFR CUST 100% - 2024 Heated Area: 1980 HX Base Yr 2024



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

95092 ROYAL PALM CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		416,368
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		616,368
SOH/AGL Deduction		3,834
ASSESSED VALUE		612,534
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		561,123
TOTAL JUST VALUE		616,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		633,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531055	CO ISSUED	0	02/03/2016
B1531055	NEW CONSTR	259,125	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2276/0973	4/10/2019	WD	Q	I	02	350,000
GRANTOR: RAMSEY WILLIAM J & MA						
GRANTEE: CONNORS MICHAEL R &						
2032/1659	3/08/2016	WD	Q	I	01	312,300
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: RAMSEY WILLIAM J &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2016] W19 S9 BAS=[YR=2016] W31 S27 FGR=[YR=2016] S2 W10 S19 E10 S1 E21 N22 W21$ E21 S21 E10 FOP=[YR=2016] S4 E6 N4 W6$ E6 S12 E2 S1 E9 N1 E2 N52 W18 N8 W1$ E1 S8 E18 N17$.

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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS