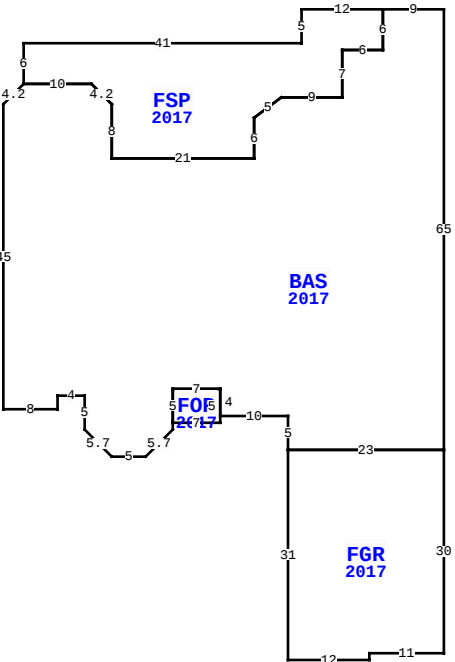


MCCLURE JOHN GUENTHER & POLLY PARKER
95253 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		10	ABOVE AVG 100		0500	11	3,813	130.1832	216.10	823,989	2017	2017		0	0	3.50	96.50	VALUATION BY		STANDARD									
Roof Structur		08	IRREGULAR 100		1 SFR CUST 100% - 2024													Heated Area: 3171					HX Base Yr 2024						
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE					795,149				
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					3,395				
Interior Floo		11	CLAY TILE 60																	TOTAL LAND VALUE - MARKET					200,000				
Interior Floo		13	LVT/LAMNT 40																	TOTAL MARKET VALUE					998,544				
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					45,369				
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					953,175				
Bedrooms			4 100																	TOTAL EXEMPTION VALUE					HX HB 51,411				
Bathrooms			3 100																	BASE TAXABLE VALUE					901,764				
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					998,544				
Stories		1.	1. 100																	NCON VALUE					0				
Units		0	0 100		INCOME VALUE																								
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE					1,005,053																			
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	3,171	100	2017	3,171	661,269																								
FGR	702	55	2017	386	80,495																								
FOP	35	30	2017	10	2,085																								
FSP	616	40	2017	246	51,300																								
TOTALS						4,524			3,813	795,149																			
EXTRA FEATURES						95253 AMELIA NATIONAL PKWY, FERNANDINA BEACH										BLD DATE				LGL DATE				05/08/2025				MLU	
																XF DATE				LAND DATE									
																INC DATE				AG DATE									
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												
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395													