LOT 105
AMELIA NATIONAL #1 PB 7/48

MINOW JAMES W
19309 WINMEADE DR #204
LEESBURG, VA 20176

2026

26-2N-28-006A-0105-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

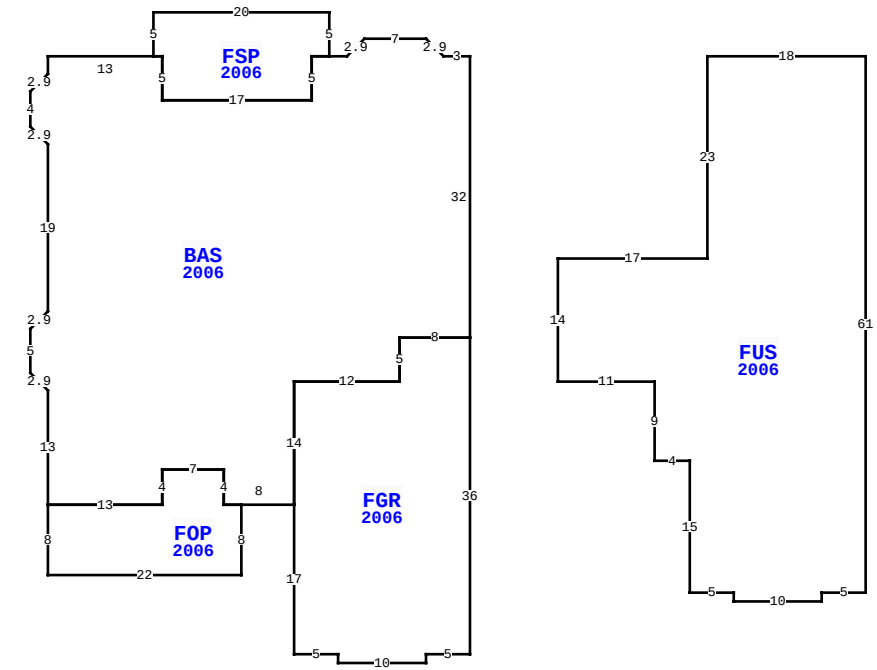
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	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
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,059	100	2006	2,059	313,082
FGR	670	55	2006	368	55,956
FOP	204	30	2006	61	9,276
FSP	185	40	2006	74	11,252
FUS	1,430	100	2006	1,430	217,439
TOTALS	4,548			3,992	607,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,992	98.4960	163.50	652,692	2006	2011	0	0	0	7.00	93.00

1 SFR CUST 0% - 2026 Heated Area: 3489 HX Base Yr



95245 AMELIA NATIONAL PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	607,004
TOTAL MARKET OB/XF VALUE	3,080
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	810,084
SOH/AGL Deduction	0
ASSESSED VALUE	810,084
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	810,084
TOTAL JUST VALUE	810,084
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	831,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260000514	SCREEN ENCLOSURE	9,400	01/16/2026
22001866	ROOF	23,927	02/02/2022
M12124	H/AC	0	10/01/2006
P11414	NEW CONSTR	0	08/01/2006
C18237	CO ISSUED	0	07/01/2006
R09547	REPAIR/RRF	5,600	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2771/188	2/27/2025	WD	U	I	16	292,500
GRANTOR: BOZEMAN BRANDI H						
GRANTEE: MINOW JAMES W						
2771/186	2/27/2025	WD	U	I	16	292,500
GRANTOR: BOZEMAN BRETT E						
GRANTEE: MINOW JAMES W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W3 U2 L2 W7 D2 L2 W2 FSP=[YR=2006] N5W20S5E1S5E17N5E2$ W2 S5W17N5W13S2 D2 L2 S4 D2 R2 S19 D2 L2 S5 D2 R2 S13 FOP=[YR=2006] S8E22N8W2N4W7S4W13$ E13 N4E7S4 E8 FGR=[YR=2006] S17E5S1E10N1E5N36 W8S5W12S14$ N14E12N5E8N32$ PTR=S23E10 FUS=[YR=2006] E17 N23 E18 S61 W5S1W10N1W5N15W4N9W11N14$ W10N23$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	0		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