

LOT 109
IN OR 2004/421
AMELIA NATIONAL #1 PB 7/48

FANELLI ANGELO J & TRICIA
95197 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0109-0000



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 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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

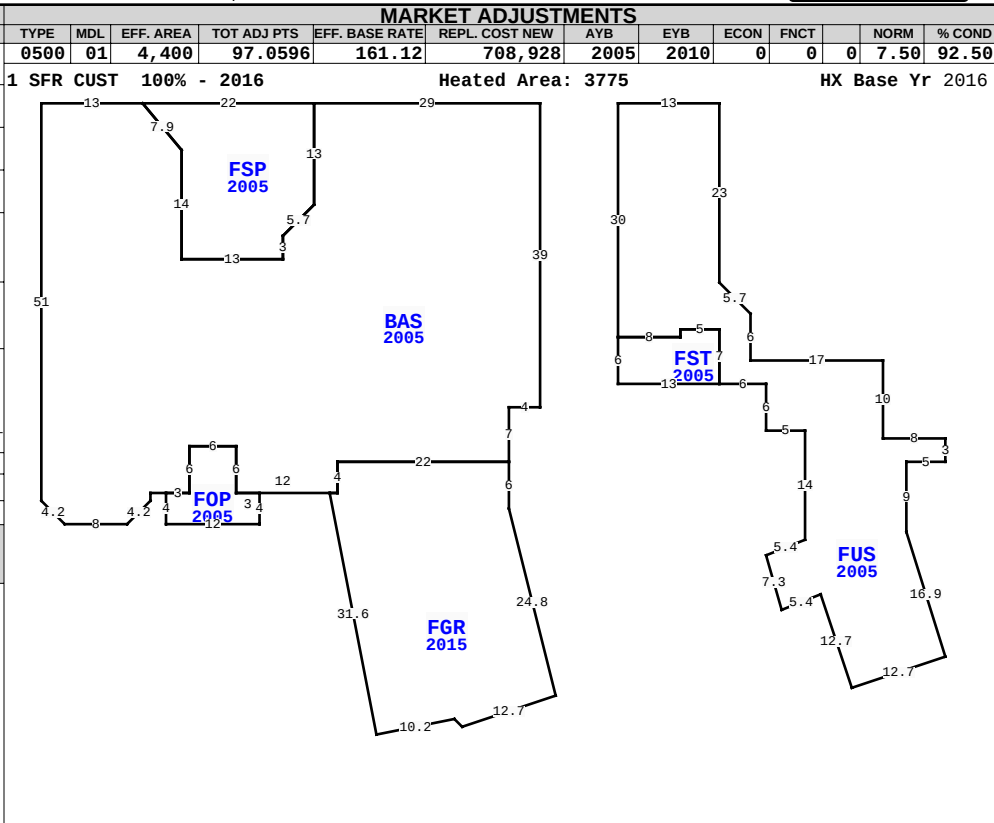
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4042.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,744	100	2005	2,744	408,955
FGR	763	55	2015	420	62,595
FOP	84	30	2005	25	3,726
FSP	335	40	2005	134	19,971
FST	83	55	2005	46	6,856
FUS	1,031	100	2005	1,031	153,656

TOTALS	5,040			4,400	655,758
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
4	0860	POOL/SPA	0 100	31	0	1.00	UT	50,000.00	
6	0911	SCRN RM A	0 100	53	27	1,431.00	SF	18.00	



95197 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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	
4	0860	POOL/SPA	0 100	31	0	1.00	UT	50,000.00	50,000.00	100	2016	2016	04	95	47,500	
6	0911	SCRN RM A	0 100	53	27	1,431.00	SF	18.00	18.00	100	2016	2016	3	65	16,743	

LAND DESCRIPTION										TOTAL OB/XF										67,288	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	2				
REVIEW DATE		01/06/2023		BY	DJA		Total Acres: 0.00		Total Land Value: 200,000				Market: 0		Agricultural: 0						

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 4										Tax Dist:		
BUILDING MARKET VALUE										655,758		
TOTAL MARKET OB/XF VALUE										67,288		
TOTAL LAND VALUE - MARKET										200,000		
TOTAL MARKET VALUE										923,046		
SOH/AGL Deduction										411,991		
ASSESSED VALUE										511,055		
TOTAL EXEMPTION VALUE										HX HB 51,411		
BASE TAXABLE VALUE										459,644		
TOTAL JUST VALUE										923,046		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										930,839		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108812	REPAIR/RRF	0	08/01/2021
B1632726	SCRN ENCLSRE	30,132	07/01/2016
B1632205	SWIM POOL	40,000	04/01/2016
B1530203	FGRTOBAS	2,000	04/01/2015
E14740	NEW CONSTR	1,500	04/01/2005
M09649	H/AC	0	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2004/0421	9/18/2015	WD	Q	I	02	457,900
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: FANELLI ANGELO J &						
1302/0759	3/17/2005	WD	U	V	07	100
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: INTERVEST CONSTRUCT						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2005] W29 FSP=[YR=2005] W22 D6 R5 S14E13N3 R4 U4 N13\$ S13 D4 L4 S3 W13N14 L5 U6 W13 S51 D3 R3 E8 R3 U3 N1E2 FOP=[YR=2005] S4E12N4W3N6W6 S6W3\$ E3N6E6S6E12 FGR=[YR=2015] D31 R6 U2 R10 D1 R1 R12 U4 U24 L6 N6W22S4W1\$E1N4E22N7E4N39\$ PTR=E10 FUS=[YR=2005] E13S23 R4 D4 S6 E17S10E8S3W5S9 R5 D16 D4 L12 L4 U12 D2 L5 L2 U7 U2 R5 N14W5 N6W6FST=[YR=2005] W13N6E8N1E5S7\$N7W5 S1W8N30\$ W10\$.									