



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	08	DECORATIVE 20
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

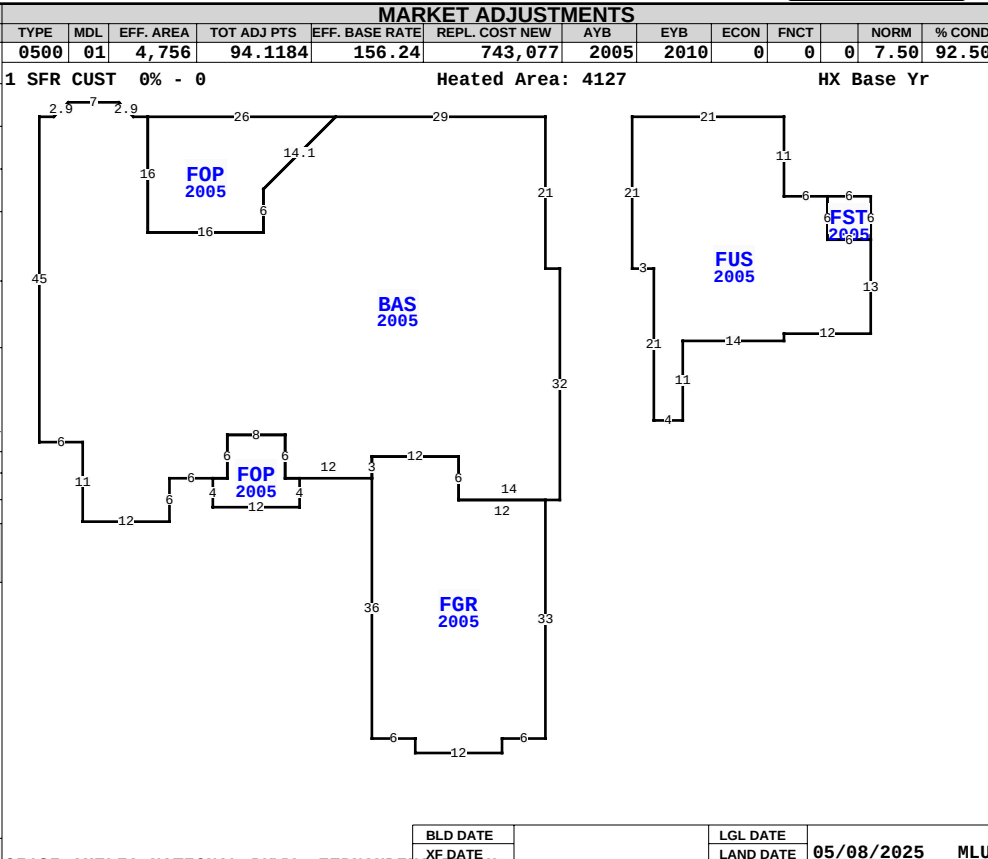
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,270	100	2005	3,270	472,587
FGR	888	55	2005	488	70,527
FOP	96	30	2005	29	4,191
FOP	306	30	2005	92	13,296
FST	36	55	2005	20	2,891
FUS	857	100	2005	857	123,856

TOTALS	5,453			4,756	687,346
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
4	0860	POOL/SPA	0	0	0	0	1.00	UT	60,000.00
8	0600	SUMMER KIT	0	0	0	0	1.00	UT	20,000.00
12	0911	SCRN RM A	0	0	0	0	1,908.00	SF	18.00
13	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	0		PUD	0.00	0.00	1.00



95185 AMELIA NATIONAL PKWY, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
81,790									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		687,346	
TOTAL MARKET OB/XF VALUE		81,790	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		969,136	
SOH/AGL Deduction		116,094	
ASSESSED VALUE		853,042	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		853,042	
TOTAL JUST VALUE		969,136	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		965,877	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326913	SUMKIT	24,518	02/01/2013
B1226661	ADDITION	37,626	12/01/2012
C14669	CO ISSUED	0	04/24/2009
M09654	H/AC	0	04/01/2005
R07535	REPAIR/RRF	5,100	04/01/2005
P09146	NEW CONSTR	0	03/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2364/0302	5/20/2020	WD Q	I	01	
GRANTOR: SMITH ANTHONY C & MAR					SALE PRICE
GRANTEE: COOKSON IAN C & OLG					
1611/1876	3/23/2009	WD Q	I	01	633,000
GRANTOR: THE PARK AVENUE BANK					
GRANTEE: SMITH ANTHONY C & M					540,000

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2005] W29 FOP=[YR=2005] W26S16E16 N6 U10 R10 \$ D10 L10 S6W16N16W2 U2 L2 W7 D2 L2 W2 S4E6S11E12N6 E6 FOP=[YR=2005] S4E12N4W2N6W8S6W2\$ E2N6E8S6E12FGR=[YR=2005] S36E6S2E12 N2E6N33W12N6W12S3\$N3E12S6E14 N32W2N21\$ PTR=E12 FUS=[YR=2005] E21 S11E6FST=[YR=2005] E6S6W6N6\$S6E6S13 W12S1W14S11W4N21W3N21\$ W12\$.									