LOT 112
AMELIA NATIONAL #1 PB 7/48

LORE BARTHOLOMEW D III & JUDY MARKERT
95181 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0112-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

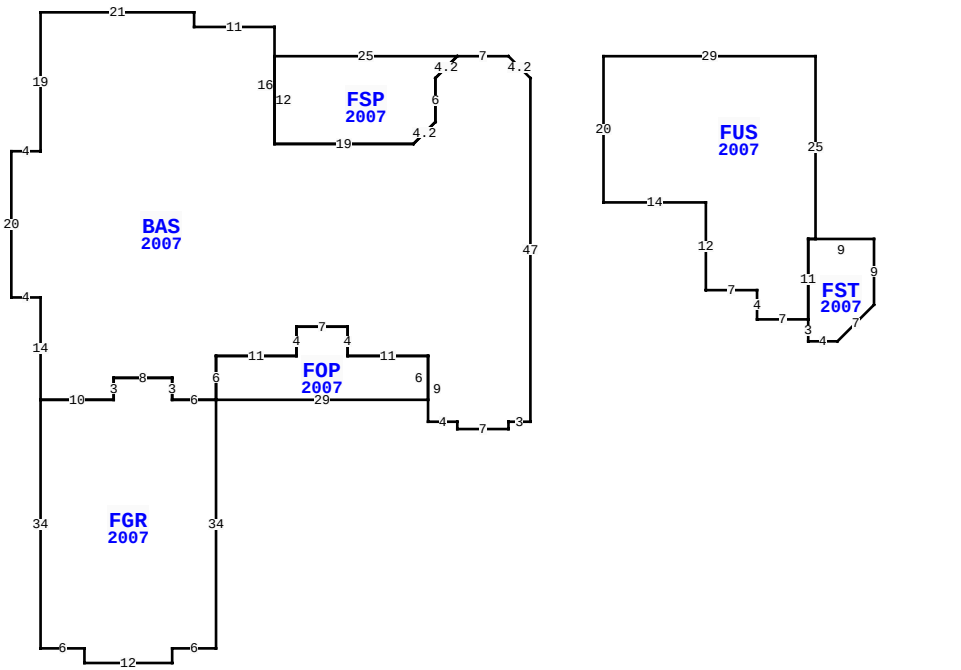
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	2,954	100	2007	2,954	412,999
FGR	864	55	2007	475	66,410
FOP	202	30	2007	61	8,528
FSP	264	40	2007	106	14,820
FST	114	55	2007	63	8,808
FUS	781	100	2007	781	109,191
TOTALS	5,179			4,440	620,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,440	94.6352	157.09	697,480	2007	2007	2	0	0	9.00	89.00

1 SFR CUST 100% - 2026 Heated Area: 3735 HX Base Yr 2026



95181 AMELIA NATIONAL PKWY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		620,757
TOTAL MARKET OB/XF VALUE		63,028
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		883,785
SOH/AGL Deduction		0
ASSESSED VALUE		883,785
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		832,374
TOTAL JUST VALUE		883,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		908,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24395	ADDITION	14,034	02/01/2011
M12004	NEW CONSTR	0	09/01/2006
C17990	CO ISSUED	0	06/01/2006
B0617990	CO ISSUED	339,438	06/01/2006
B0617990	NEW CONSTR	339,438	06/01/2006
E0617567	NEW CONSTR	4,000	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2834/727	12/10/2025	WD	Q	I	01	890,000
GRANTOR: LE ROUX TOBIAS R & SH						
GRANTEE: LORE BARTHOLOMEW D						
2629/0923	3/29/2023	WD	Q	I	01	865,000
GRANTOR: TAYLOR TAMI						
GRANTEE: LE ROUX TOBIAS R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] U3 L3 W7 FSP=[YR=2007] W25 S12E19 U3 R3 N6 R3 U3 $ D3 L3 S6 D3 L3 W19N16W11N2W21 S19W4S20 E4S14
FGR=[YR=2007] S34 E6S2E12N2E6 N34W6N3W8S3W10$ E10N3E8S3E6
FOP=[YR=2007] E29N6W11N4W7S4W11S6$
N6E11N4E7S4E11S9E4S1E7N1E3N47$ PTR=N3E10 FUS=[YR=2007]
S20E14S12E7 S4E7 FST=[YR=2007] S3E4 U5 R5 N9W9S11
$N11E1N25W29$ W10S3$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	
5	1125	CB/STC 6"	0	100	16	5	80.00	SF	7.35	7.35	100	2007	2007	3	86	506	
7	0911	SCRN RM A	0	100	0	0	751.00	SF	18.00	18.00	100	2011	2011	3	40	5,407	
8	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2011	2011	05	90	54,000	

LAND DESCRIPTION

TOTAL OB/XF 63,028

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	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	200,000							

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS