LOT 118
IN OR 1930/387
AMELIA NATIONAL #1 PB 7/48

STANLEY JEAN M
95210 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0118-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

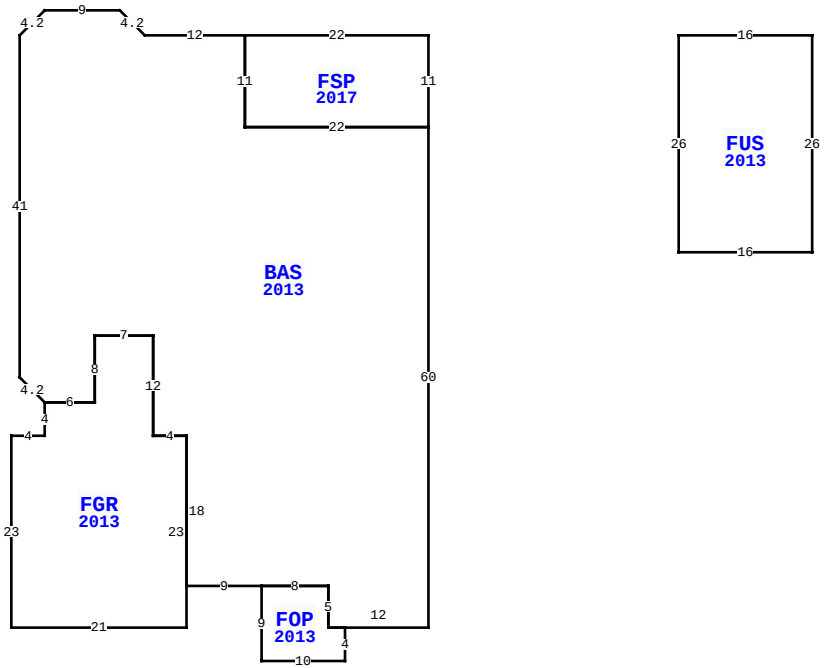
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,604	100	2013	2,604	392,425
FGR	591	55	2013	325	48,978
FOP	80	30	2013	24	3,617
FSP	242	40	2017	97	14,618
FUS	416	100	2013	416	62,691
TOTALS	3,933			3,466	522,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,466	96.5770	160.32	555,669	2013	2013	0	0	0	6.00	94.00

1 SFR CUST 100% - 2015 Heated Area: 3020 HX Base Yr 2015



95210 AMELIA NATIONAL PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		522,329
TOTAL MARKET OB/XF VALUE		3,290
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		725,619
SOH/AGL Deduction		357,030
ASSESSED VALUE		368,589
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		317,178
TOTAL JUST VALUE		725,619
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		733,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326949	CO ISSUED	0	09/20/2013
B1326949	NEW CONSTR	0	03/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1930/0387	7/28/2014	WD	Q	I	01	375,000
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: STANLEY JEAN M						
1599/0347	12/22/2008	WD	U	V	19	100
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: ICI JACKSONVILLE RE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W22 BAS=[YR=2013] W12 U3 L3 W9 D3 L3 S41 D3 R3 FGR=[YR=2013] S4 W4 S23 E21 N23 W4 N12 W7 S8 W6 $ E6 N8 E7 S12 E4 S18 E9 FOP=[YR=2013] S9 E10 N4 W2 N5 W8 $ E8 S5 E12 N60 W22 N11 $ S11 E22N11 $PTR= E30 FUS=[YR=2013] E16 S26 W16 N26 $ W30 $.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	94	3,290	

LAND DESCRIPTION

TOTAL OB/XF 3,290

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	000134	C	RES POND	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS