LOT 122
IN OR 1543/1645
AMELIA NATIONAL #1 PB 7/48

LECHNER ALBERT F & JANIS M
95228 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0122-0000

BUILDING CHARACTERISTICS

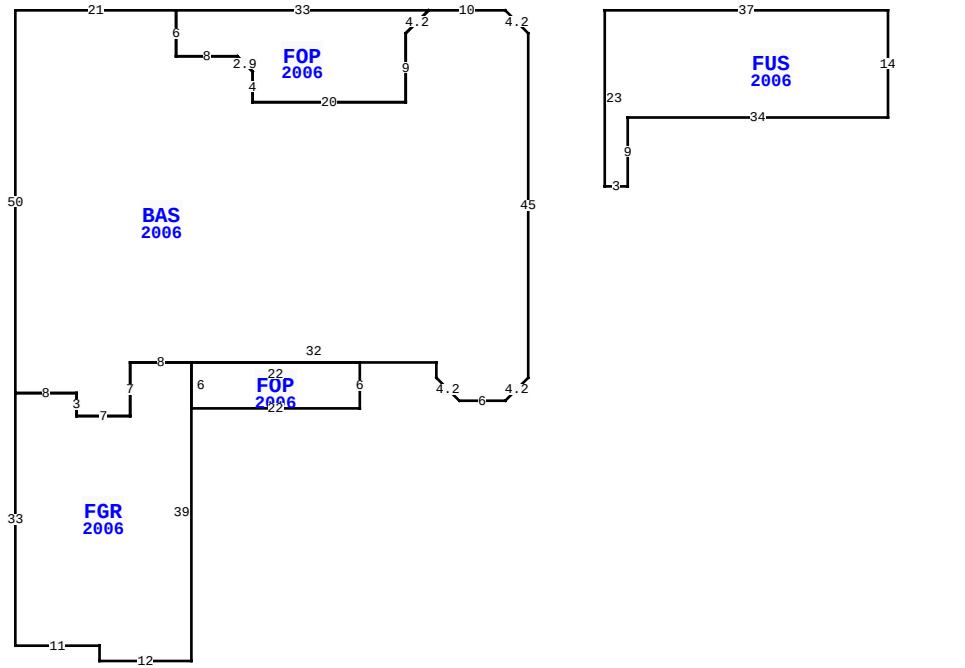
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	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
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,903	100	2006	2,903	433,149
FGR	794	55	2006	437	65,203
FOP	132	30	2006	40	5,968
FOP	307	30	2006	92	13,727
FUS	545	100	2006	545	81,318
TOTALS	4,681			4,017	599,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,017	99.3168	164.87	662,283	2006	2006	0	0	0	9.50	90.50

1 SFR CUST 100% - 2021 Heated Area: 3448 HX Base Yr 2021



95228 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		599,366
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		802,446
SOH/AGL Deduction		326,576
ASSESSED VALUE		475,870
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		424,459
TOTAL JUST VALUE		802,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		816,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0617473	NEW CONSTR	2,291	06/01/2006
C17315	CO ISSUED	549,900	03/01/2006
R09018	REPAIR/RRF	3,500	03/01/2006
B17315	NEW CONSTR	549,900	03/01/2006
P10904	NEW CONSTR	0	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1645	12/31/2007	WD	Q	I		521,100
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: LECHNER ALBERT F &						
1302/0759	3/17/2005	WD	U	V	07	100
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: INTERVEST CONSTRUCT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] U3 L3 W10 FOP=[YR=2006] W33 S6 E8 D2 R2 S4 E20N9 R3 U3 $ D3 L3 S9W20N4 U2 L2 W8N6W21 S50 FGR=[YR=2006] S33 E11S2E12N39W8S7W7 N3W8$E8S3E7N7E8FOP=[YR=2006] S6E22N6 W22$E32 S2 D3 R3 E6 U3 R3 N45$ PTR= E10N3 FUS=[YR=2006] E37S14W34S9 W3N23$ S3W10$.

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	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	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