LOT 125
AMELIA NATIONAL #1 PB 7/48

VERKERK JACOB & LORRAINE
95242 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0125-0000

BUILDING CHARACTERISTICS

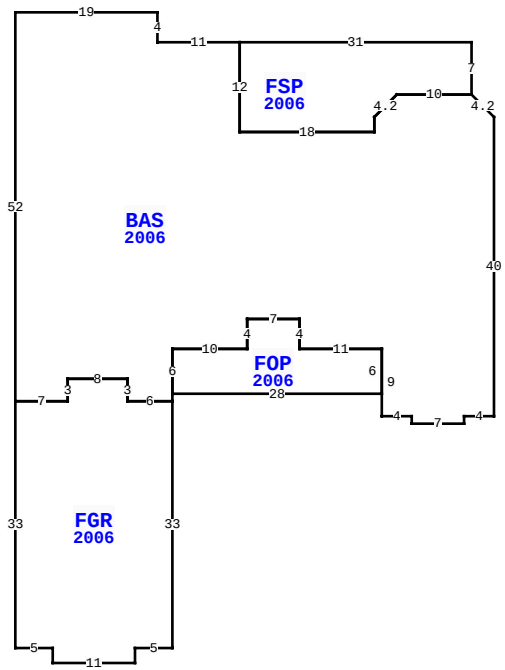
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,600	100	2006	2,600	416,766
FGR	739	55	2006	406	65,080
FOP	196	30	2006	59	9,457
FSP	312	40	2006	125	20,037
TOTALS	3,847			3,190	511,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,190	103.8312	172.36	549,828	2006	2011	0	0	0	7.00	93.00

1 SFR CUST 100% - 2026 Heated Area: 2600 HX Base Yr 2026



95242 AMELIA NATIONAL PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		511,340
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		714,420
SOH/AGL Deduction		500,000
ASSESSED VALUE		214,420
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		163,009
TOTAL JUST VALUE		714,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		732,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11984	H/AC	0	08/01/2006
C17991	CO ISSUED	0	06/01/2006
C17991	NEW CONSTR	257,862	06/01/2006
B0617991	NEW CONSTR	257,862	06/01/2006
E0617566	NEW CONSTR	4,000	06/01/2006
P0611270	NEW CONSTR	0	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2832/1088	11/21/2025	WD	U	I	38	600,000
GRANTOR: KEELING BROOKE B						
GRANTEE: VERKERK JACOB & LOR						
2779/55	4/02/2025	FJ	U	I	11	0
GRANTOR: DUBLIN REBECCA B						
GRANTEE: KEELING BROOKE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] L3 U3 FSP=[YR=2006] N7 W31 S12E18N2 U3 R3 E10$W10 L3 D3 S2W18N12W11N4W19S52 FGR=[YR=2006] S33 E5S2E11N2E5 N33 W6N3W8S3W7 $ E7N3E8S3E6N1 FOP=[YR=2006] E28N6 W11N4W7S4W10S6$ N6E10N4E7S4E11 S9E4S1E7N1E4 N40$.

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