

DIFFER ANTHONY L
95605 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0327-0000

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		766,341	
TOTAL MARKET OB/XF VALUE		17,747	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		984,088	
SOH/AGL Deduction		73,918	
ASSESSED VALUE		910,170	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		910,170	
TOTAL JUST VALUE		984,088	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,004,144	

PERMIT NUM								DESCRIPTION								AMT				ISSUED			
B2112264								SCRN ENCLSR								39,690				09/14/2021			
C1706506								CO ISSUED								0				12/06/2017			
B1706506								NEW CONSTR								399,897				07/20/2017			

SALES DATA

OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD		SALE PRICE	
2167/0728		12/28/2017		WD	Q	I	01		620,300	

GRANTOR: FF FLORIDA RESIDENTIA

GRANTEE: DIFFER ANTHONY L &

2085/19158/29/2016WDU V 11100

GRANTOR: FF FLORIDA SOUTHERN H

GRANTEE: FF FLORIDA RESIDENT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W3 FSP=[YR=2017] N10 W61 S6 E10 D3 R3 S7
E24 N6 E2 U3 R3 E7 D3 R3 E9\$ W9 U3 L3 W7 D3 L3 W2 S6
W24 N7 U3 L3 W10 D3 L3 S46 E8 N2 E4 S8 E13 N5
FOP=[YR=2017] E8 N1 W1 N4 W7 S5\$ N5 E7 S4 E11 FGR=[YR=2017]
S35 E24 N31 W7 N2 W7 N2 W10\$ E10 S2 E7 S2 E7 N49\$.

ND UE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
00,000							

Common: 200,000

PRINTED 07/09/2026 BY SYS