



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2.5 100			
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	2,479	100	2016	2,479	417,972
FGR	674	55	2016	371	62,553
FOP	60	30	2016	18	3,035
FOP	288	30	2016	86	14,500
FST	24	55	2016	13	2,192
TOTALS	3,525			2,967	500,252

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,967	106.3563	176.55	523,824	2016	2016	0	0	4.50	95.50
1 SFR CUST		100% - 2024		Heated Area: 2479				HX Base Yr 2024			
BLD DATE		11/29/2016		KK		LGL DATE		05/08/2025		MLU	
XF DATE						LAND DATE					
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		500,252	
TOTAL MARKET OB/XF VALUE		11,447	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		711,699	
SOH/AGL Deduction		11,375	
ASSESSED VALUE		700,324	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		648,913	
TOTAL JUST VALUE		711,699	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		720,272	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009226	ADDITION	0	09/11/2018
B1632450	CO ISSUED	0	01/11/2017
B1632450	NEW CONSTR	321,748	06/06/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2406/1300	9/24/2020	WD	U	I	11	100
GRANTOR: DARIN DAVID D & PAULA						
GRANTEE: DARIN DAVID A & PAU						
2396/0017	9/24/2020	WD	Q	I	01	436,000
GRANTOR: KWIATKOWSKI PETER J &						
GRANTEE: DARIN DAVID D & PAU						

EXTRA FEATURES										95483 AMELIA NATIONAL PKWY, FERNANDINA BEACH, FL 32035										AG DATE	
L N	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	2016	2016	3	96	3,360					
4	0911	SCRN RM A	0	100	0	0	576.00	SF	18.00	18.00	100	2019	2019	3	78	8,087					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W26 FOP=[YR=2016] W24 S12 E24 N12\$ S12 W24 S59 E10 FOP=[YR=2016] S2 E10 N7 W8 S5 W2\$ E2 N5 E17 FGR=[YR=2016] S5 E21 N26 W4 FST=[YR=2016] W6 S4 E6 N4\$ S4 W6 N16 U2 L2 W9 S35\$ N35 E9 D2 R2 S12 E10 N45\$.											

LAND DESCRIPTION				TOTAL OB/XF												11,447											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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										
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