LOT 350
IN OR 2147/670
AMELIA NATIONAL #1B PB 7/191

RASPA JESSICA L
95441 AMELIA NATIONAL PARKWAY
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0350-0000

BUILDING CHARACTERISTICS

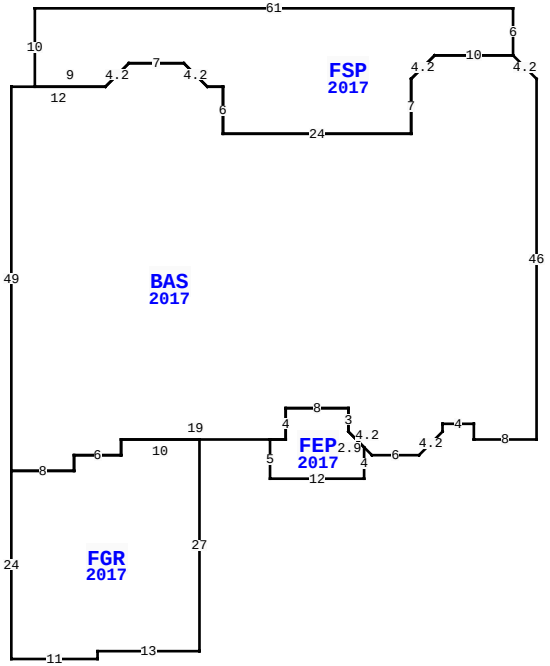
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,975	100	2017	2,975	476,500
FEP	92	80	2017	74	11,852
FGR	615	55	2017	338	54,137
FSP	677	40	2017	271	43,405
TOTALS	4,359			3,658	585,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,658	100.7190	167.19	611,581	2017	2017	0	0	0	4.20	95.80

1 SFR CUST 100% - 2018 Heated Area: 2975 HX Base Yr 2018



95441 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	585,895
TOTAL MARKET OB/XF VALUE	3,395
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	789,290
SOH/AGL Deduction	335,235
ASSESSED VALUE	454,055
TOTAL EXEMPTION VALUE	HX HB WX 56,411
BASE TAXABLE VALUE	397,644
TOTAL JUST VALUE	789,290
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	809,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702271	CO ISSUED	0	09/18/2017
B1702271	NEW CONSTR	387,534	03/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2147/0670	9/20/2017	WD	Q	I	02	441,900
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: RASPA DANIEL J & JE						
2108/1905	3/03/2017	SW	U	I	37	138,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: AMELIA NATIONAL CON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] L3 U3 FSP=[YR=2017] N6 W61 S10 E9 U3 R3 E7 D3 R3 E2 S6 E24 N7 U3 R3 E10$ W10 D3 L3 S7 W24 N6 W2 U3 L3 W7 D3 L3 W12 S49 FGR=[YR=2017] S24 E11 N1 E13 N27 W10 S2 W6 S2 W8$ E8 N2 E6 N2 E19 FEP=[YR=2017] S5 E12 N4 L2 U2 N3 W8 S4 W2$ E2 N4 E8 S3 D3 R3 E6 R3 U3 N1 E4 S2 E8 N46$.

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	2017	2017	3	97	3,395	

LAND DESCRIPTION

TOTAL OB/XF 3,395

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	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							

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS