

LOT 2
AMELIA BAY ESTATES PB 7/4
ESMT PT OR 1397/1057

GREEN LISA L
95051 BROOKHILL PL
FERNANDINA BEACH, FL 32034

2026

32-2N-28-005A-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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
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NEIGHBORHOOD/LOC	4008.00
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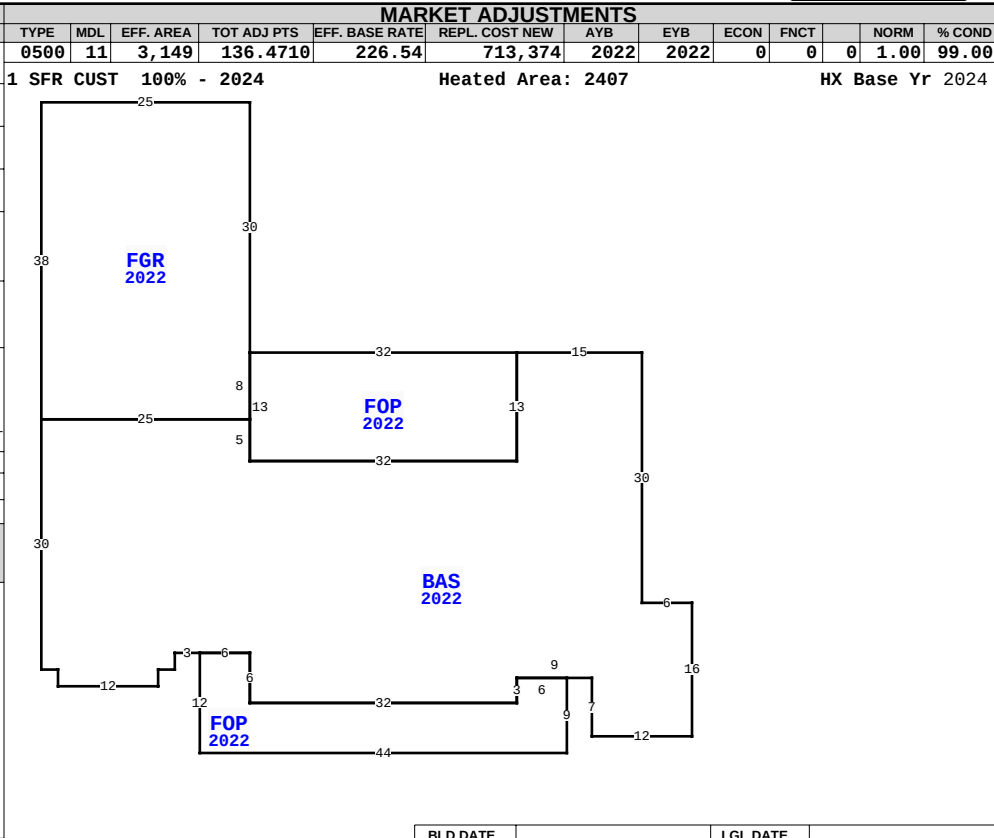
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,407	100	2022	2,407	539,829
FGR	950	55	2022	522	117,071
FOP	318	30	2022	95	21,306
FOP	416	30	2022	125	28,035
TOTALS	4,091			3,149	706,240

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
3	0860	POOL/SPA	0	100	0	0		1.00	UT 60,000.00	60,000.00	100	2022	2022	05	100	60,000
5	0504	FP-ELECTRI	0	100	0	0		2.00	UT 2,000.00	2,000.00	100	2022	2022	3	99	3,960
6	0600	SUMMER KIT	0	100	0	0		1.00	UT 5,000.00	5,000.00	100	2022	2022	3	90	4,500

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	01/01/2023	BY	CD
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95051 BROOKHILL PL, FERNANDINA BEACH

TOTAL OB/XF															68,460
TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000							

Total Acres: 0.00	Total Land Value: 95,000	Market: 0	Agricultural: 0	Common: 95,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				706,240	
TOTAL MARKET OB/XF VALUE				68,460	
TOTAL LAND VALUE - MARKET				95,000	
TOTAL MARKET VALUE				869,700	
SOH/AGL Deduction				194,913	
ASSESSED VALUE				674,787	
TOTAL EXEMPTION VALUE		HX HB WX		56,411	
BASE TAXABLE VALUE				618,376	
TOTAL JUST VALUE				869,700	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				868,036	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2109334	CO ISSUED	0	01/26/2022
B2116508	SWIM POOL	73,602	11/29/2021
B2109334	NEW CONSTR	379,209	07/16/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2644/1461	5/19/2023	WD	Q	I	01
GRANTOR: HARRIMAN KEVIN C & CH					
GRANTEE: GREEN LISA L					
2362/1197	5/18/2020	WD	Q	V	01
GRANTOR: GUNNELL PETE B & BENJ					
GRANTEE: HARRIMAN KEVIN C &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2022] W15 FOP=[YR=2022] W32 FGR=[YR=2022] N30 W25 S38 E25 N8\$ S13 E32 N13\$ S13 W32 N5 W25 S30 E2 S2 E12 N2 E2 N2 E3 FOP=[YR=2022] S12 E44 N9 W6 S3 W32 N6 W6\$ E6 S6 E32 N3 E9 S7 E12 N16 W6 N30\$.					