LOT 11
AMELIA BAY ESTATES PB 7/4

**DUNHAM BRUCE & DEBORAH S**
95313 BROOKHILL PL
FERNANDINA BEACH, FL 32034

**2026**

**32-2N-28-005A-0011-0000**

## BUILDING CHARACTERISTICS

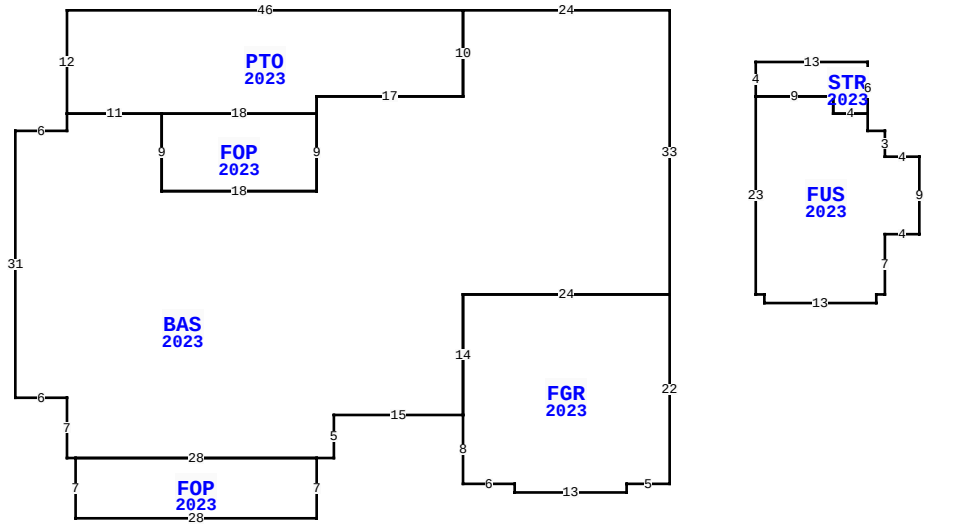
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Quality | 02 | Quality Level 02 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4008.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,615 | 100 | 2023 | 2,615 | 556,214 |
| FGR | 541 | 55 | 2023 | 298 | 63,384 |
| FOP | 162 | 30 | 2023 | 49 | 10,423 |
| FOP | 196 | 30 | 2023 | 59 | 12,549 |
| FUS | 378 | 100 | 2023 | 378 | 80,401 |
| PTO | 518 | 5 | 2023 | 26 | 5,530 |
| STR | 60 | 10 | 2023 | 6 | 1,277 |
| TOTALS | 4,470 | | | 3,431 | 729,778 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 3,431 | 128.7761 | 213.77 | 733,445 | 2023 | 2023 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SFR CUST 100% - 2024 Heated Area: 2993 HX Base Yr 2024




95313 BROOKHILL PL, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 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 | | 729,778 |
| TOTAL MARKET OB/XF VALUE | | 3,465 |
| TOTAL LAND VALUE - MARKET | | 95,000 |
| TOTAL MARKET VALUE | | 828,243 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 828,243 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 776,832 |
| TOTAL JUST VALUE | | 828,243 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 838,884 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20004087 | CO | | 04/05/2023 |
| B201514 | NEW CONSTR | 401,713 | 02/26/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2631/792 | 4/13/2023 | WD | Q | I | 02 | 887,571 |
| GRANTOR: STAR CONSTRUCTION & | | | | | | |
| GRANTEE: DUNHAM BRUCE & DEBO | | | | | | |
| 2203/1744 | 6/15/2018 | WD | Q | V | 01 | 50,000 |
| GRANTOR: 16B SOUTHERN OAKS LLC | | | | | | |
| GRANTEE: STAR CONSTRUCTION A | | | | | | |

## BUILDING NOTES

## EXTRA FEATURES

| 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2023 | 2023 | | 99 | 3,465 | |

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,0] W24 S10 W17 S2 S9 W18 N9 W11 S2 W6 S31 E6 S7 E1 E28 E2 N5 E15 N14 E24 N33 $
FOP=[YR=2023;ORIG=49,12] W18 S9 E18 N9 $
FOP=[YR=2023;ORIG=21,52] E28 S7 W28 N7 $
FGR=[YR=2023;ORIG=66,33] S14 S8 E6 S1 E13 N1 E5 N22 W24 $
PTO=[YR=2023;ORIG=20,0] E46 S10 W17 S2 W18 W11 N12 $
FUS=[YR=2023;ORIG=100,10] S23 E1 S1 E13 N1 E1 N7 E4 N9 W4 N3 W2 N2 W4 N2 W9 $
STR=[YR=2023;ORIG=100,6] E13 S6 W4 N2 W9 N4 $
.

## LAND DESCRIPTION

TOTAL OB/XF 3,465

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | RES | 100 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 95,000.00 | 95,000.00 | 95,000 | | | | | | | |

REVIEW DATE 05/15/2023 BY MLU Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/09/2026 BY SYS