LOT 20
AMELIA BAY ESTATES PB 7/4
ESMT PT OR 1397/1057

JANSON REVOCABLE TRUST/JANSON ERIC A CO-TRUSTEE
95011 AUBREY CT
FERNANDINA BEACH, FL 32034

2026

32-2N-28-005A-0020-0000

BUILDING CHARACTERISTICS

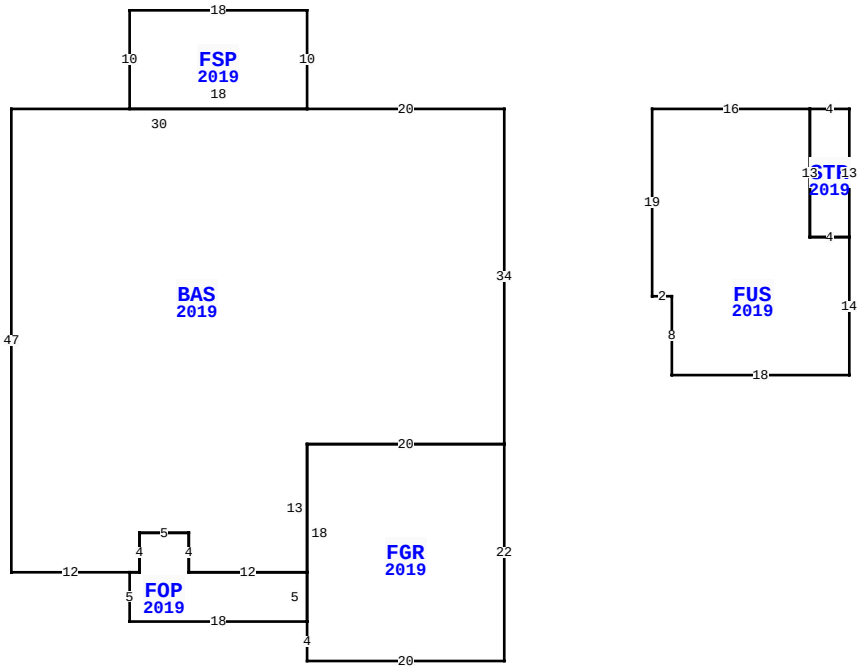
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	4008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,070	100	2019	2,070	450,110
FGR	440	55	2019	242	52,622
FOP	110	30	2019	33	7,176
FSP	180	40	2019	72	15,656
FUS	472	100	2019	472	102,633
STR	52	10	2019	5	1,087
TOTALS	3,324			2,894	629,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,894	134.3504	223.02	645,420	2019	2019	0	0	0	2.50	97.50

1 SFR CUST 100% - 2020 Heated Area: 2542 HX Base Yr 2020



95011 AUBREY CT, 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	629,284
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	724,284
SOH/AGL Deduction	447,403
ASSESSED VALUE	276,881
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	225,470
TOTAL JUST VALUE	724,284
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	724,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807540	CO ISSUED	0	07/19/2019
B1807540	NEW CONSTR	335,428	10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2854/1218	3/16/2026	WD	U	I	11	100
GRANTOR: JANSON ERIC ALLEN & M						
GRANTEE: JANSON REVOCABLE TR						
2205/0634	6/20/2018	WD	Q	V	01	50,000
GRANTOR: 16B SOUTHERN OAKS LLC						
GRANTEE: JANSON ERIC ALLEN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 FSP=[YR=2019] N10 W18 S10 E18$ W30 S47 E12 FOP=[YR=2019] S5 E18 FGR=[YR=2019] S4 E20 N22 W20 S18$ N5 W12 N4 W5 S4 W1$ E1 N4 E5 S4 E12 N13 E20 N34$ PTR= E15 FUS=[YR=2019] E16 STR=[YR=2019] E4 S13 W4 N13$ S13 E4 S14 W18 N8 W2 N19$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/09/2026 BY SYS