

LOTS 30 & 31
AMELIA BAY ESTATES PB 7/4
ESMT IN OR 1397/1057

SMITH GYPSY LYNN TWEED & MARK SCOTT FAMILY REVOCAB
95044 SPRING TIDE LN
FERNANDINA BEACH, FL 32034

2026

32-2N-28-005A-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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		

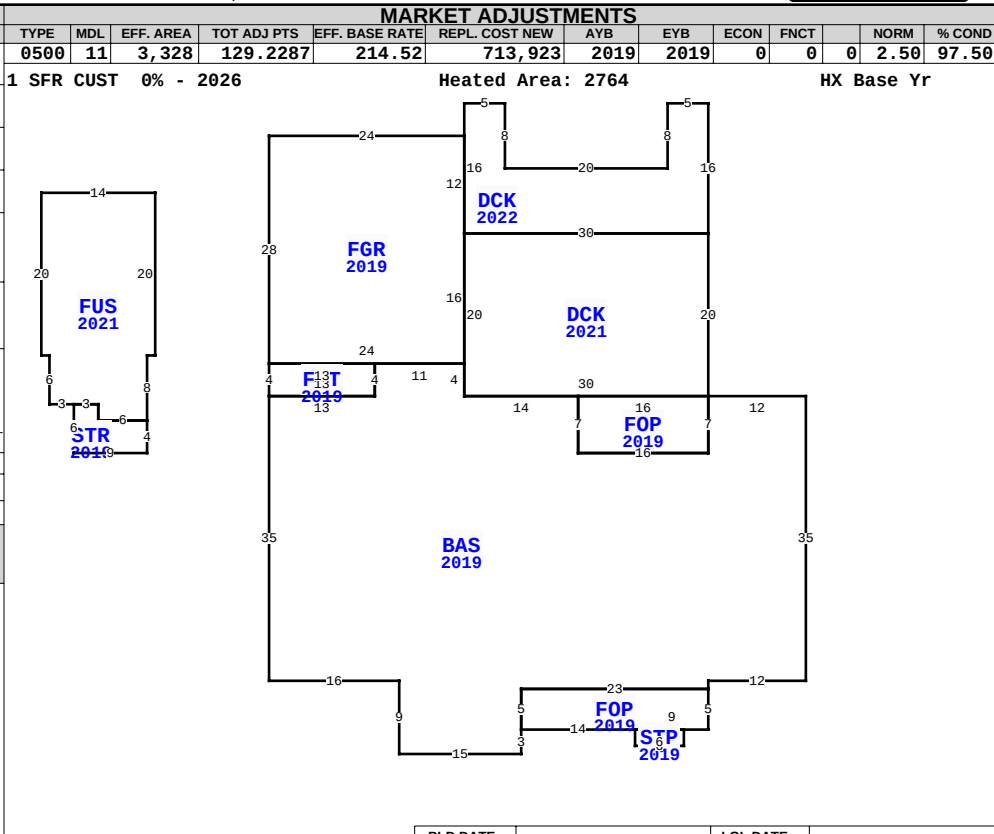
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2019	2,400	501,977
DCK	600	10	2021	60	12,549
DCK	320	10	2022	32	6,693
FGR	672	55	2019	370	77,388
FOP	112	30	2019	34	7,112
FOP	115	30	2019	34	7,112
FST	52	55	2019	29	6,065
FUS	364	100	2021	364	76,133
STP	12	10	2019	1	210
STR	42	10	2019	4	837
TOTALS	4,689			3,328	696,075

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
4	0911	SCRN RM A	0	0	30	20	600.00	SF	18.00	18.00	100	2020	2020	3	82	8,856	
5	0911	SCRN RM A	0	0	30	16	480.00	SF	18.00	18.00	100	2022	2022	3	90	7,776	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000116	C	RES MARSH	0	
2	000116	C	RES MARSH	0	
TOTAL ADJUSTED LAND VALUE: \$1,000,000.00					

REVIEW DATE	01/01/2023	BY	CD
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95276 AMBERWOOD LN, FERNANDINA BEACH

TOTAL OB/XF																	20,062
L N	OB/XF CODE	DESCRIPTION	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000116	C	RES MARSH		0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00
2	000116	C	RES MARSH		0		OR	0.00	0.00	1.00	LT		1.00	1.00	0.60	175,000.00	105,000.00

TOTAL OB/XF																	20,062
L N	OB/XF CODE	DESCRIPTION	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000116	C	RES MARSH		0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00
2	000116	C	RES MARSH		0		OR	0.00	0.00	1.00	LT		1.00	1.00	0.60	175,000.00	105,000.00

REVIEW DATE	01/01/2023	BY	CD
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Total Acres: 2.04 Total Land Value: 280,000 Market: 0 Agricultural: 0 Common: 280,000

NASSAU COUNTY PROPERTY																	PAGE 1 of 1	4
VALUATION SUMMARY																		

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	696,075
TOTAL MARKET OB/XF VALUE	20,062
TOTAL LAND VALUE - MARKET	280,000
TOTAL MARKET VALUE	996,137
SOH/AGL Deduction	0
ASSESSED VALUE	996,137
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	996,137
TOTAL JUST VALUE	996,137
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	997,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2113149	SCRN ENCLSR 17X3	13,076	09/28/2021
B2112170	SCRN ENCLSR 21X3	5,227	09/13/2021
B2009113	(5) WINDOWS	7,000	10/01/2020
C1706100	CO ISSUED	0	03/12/2019
B1706100	NEW CONSTR	356,436	10/01/2017

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD SALE PRICE
2762/1045	1/17/2025	WD Q I 01	1,100,000
GRANTOR: PONDER GERALD & KATHL			
GRANTEE: SMITH GYPSY LYNN TW			
2730/390	7/29/2024	QC U I 11	100
GRANTOR: PONDER GERALD A & KAT			
GRANTEE: PONDER GERALD & KAT			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2019] W12 DCK=[YR=2021] N20 DCK=[YR=2022] N16 W5 S8 W20 N8 W5 S16 E30\$ W30 FGR=[YR=2019] N12 W24 S28 FST=[YR=2019] S4 E13 N4 W13\$ E24 N16\$ S20 E30\$ FOP=[YR=2019] W16 S7 E16 N7\$ S7 W16 N7 W14 N4 W11 S4 W13 S35 E16 S9 E15 N3 FOP=[YR=2019] E14STP=[YR=2019] S2 E6 N2 W6\$ E9 N5 W23 S5\$ N5 E23 N1 E12 N35 \$ PTR= N25 W80 FUS=[YR=2021] W14 S20 E1 S6 E3 STR=[YR=2019] S6 E9 N4 W6 N2 W3\$ E3 S2 E6 N8 E1 N20\$ S25E80\$.			

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BUILDING DIMENSIONS																		
BAS=[YR=2019] W12 DCK=[YR=2021] N20 DCK=[YR=2022] N16 W5 S8 W20 N8 W5 S16 E30\$ W30 FGR=[YR=2019] N12 W24 S28 FST=[YR=2019] S4 E13 N4 W13\$ E24 N16\$ S20 E30\$ FOP=[YR=2019] W16 S7 E16 N7\$ S7 W16 N7 W14 N4 W11 S4 W13 S35 E16 S9 E15 N3 FOP=[YR=2019] E14STP=[YR=2019] S2 E6 N2 W6\$ E9 N5 W23 S5\$ N5 E23 N1 E12 N35 \$ PTR= N25 W80 FUS=[YR=2021] W14 S20 E1 S6 E3 STR=[YR=2019] S6 E9 N4 W6 N2 W3\$ E3 S2 E6 N8 E1 N20\$ S25E80\$.																		

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