

ALLAN LESLEY & KEVIN A
95054 AMBERWOOD LN
FERNANDINA BEACH, FL 32034

32-2N-28-005A-0037-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 4				Tax Dist:				
BUILDING MARKET VALUE				786,400				
TOTAL MARKET OB/XF VALUE				1,980				
TOTAL LAND VALUE - MARKET				95,000				
TOTAL MARKET VALUE				883,380				
SOH/AGL Deduction				0				
ASSESSED VALUE				883,380				
TOTAL EXEMPTION VALUE				HX HB		51,411		
BASE TAXABLE VALUE				831,969				
TOTAL JUST VALUE				883,380				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				879,929				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
22015734		CO ISSUED		0		10/20/2022		
21015146		NEW CONSTR		509,293		11/02/2021		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2747/966		10/31/2024		WD	Q	I	01	1,095,100
GRANTOR: RETHELFORD DAVID & KA								
GRANTEE: ALLAN LESLEY & KEVI								
2437/0086		2/24/2021		WD	Q	V	01	79,000
GRANTOR: MARCUM WILLIAM L & MA								
GRANTEE: RETHELFORD DAVID &								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2022] W19 FOP=[YR=2022] N10 W21 PTO=[YR=2022] W9 S10 E9 N10\$ S10 E21 \$ W30 N13 W23 S35 FGR=[YR=2022] S34 E11 S2 E12 N36 W9 FST=[YR=2022] N3W5 S3E5\$ W14\$ E9 N3 E5 S3 E9 S13 E7 S7 FOP=[YR=2022] S5 E11 S3 E19 N8 W30\$ E30 N7 E12 N35\$ PTR=E15 FUS=[YR=2022] E3 STR=[YR=2022] N3E10S3W6S5 W4N5\$ S5E4N5E4S34 W11 N34\$ W15 \$.								
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
95,000								
Common: 95,000 PRINTED 07/09/2026 BY SYS								