LOT 39
IN OR 1926/54
AMELIA BAY ESTATES PB 7/4

PRIESTER ANTONIO JR & CHRISTY A
95026 AMBERWOOD LN
FERNANDINA BEACH, FL 32034

2026

32-2N-28-005A-0039-0000

BUILDING CHARACTERISTICS

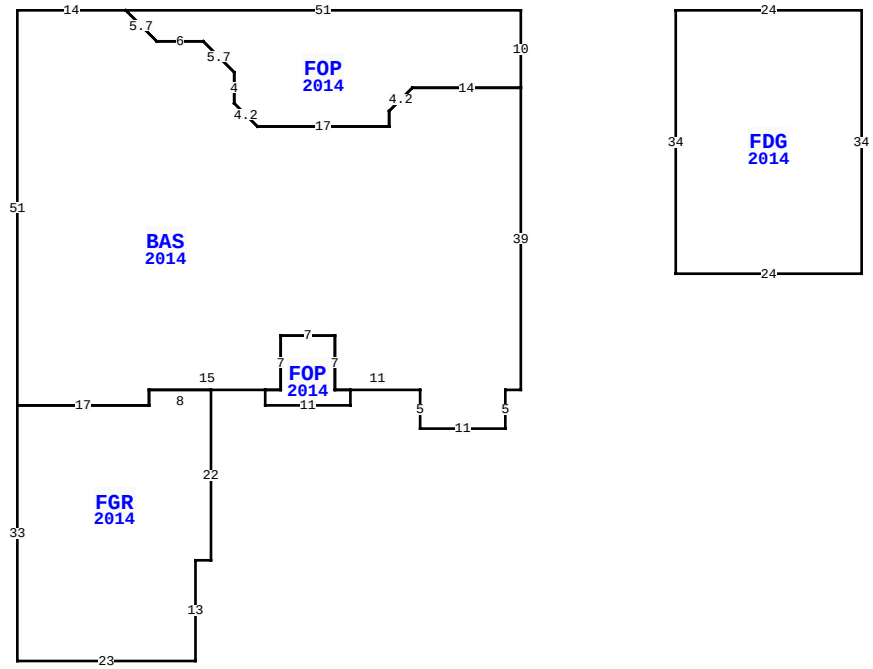
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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
NEIGHBORHOOD/LOC	4008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,699	100	2014	2,699	562,907
FDG	816	60	2014	490	102,195
FGR	815	55	2014	448	93,436
FOP	71	30	2014	21	4,380
FOP	526	30	2014	158	32,953
TOTALS	4,927			3,816	795,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,816	132.9507	220.70	842,191	2014	2014	0	0	0	5.50	94.50

1 SFR CUST 100% - 2023 Heated Area: 2699 HX Base Yr



95026 AMBERWOOD LN, 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		795,870
TOTAL MARKET OB/XF VALUE		57,593
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		948,463
SOH/AGL Deduction		173,585
ASSESSED VALUE		774,878
TOTAL EXEMPTION VALUE	13	774,878
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		948,463
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		947,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1702252	ELEC OTHER	0	04/01/2017
B1327685	CO ISSUED	0	05/27/2014
B1428793	SCRNENCL	24,978	05/01/2014
B1327875	SWIM POOL	28,500	10/01/2013
B1327685	NEW CONSTR	322,176	09/01/2013
B1327686	ADDITION	33,146	09/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1926/0054	7/02/2014	WD	Q	I	02	425,600
GRANTOR: W H GROSS CONSTRUCTIO						
GRANTEE: PRIESTER ANTONIO JR						
1857/1000	5/08/2013	WD	Q	V	02	20,000
GRANTOR: DENIS LAWRENCE G						
GRANTEE: W H GROSS CONSTRUCT						

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
2	0911	SCRN RM A	0	100	0	0	1,272.00	SF	18.00	18.00	100	2014	2014	3	55	12,593	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2014	2014	04	90	45,000	

BUILDING DIMENSIONS

FOP=[YR=2014] W51 BAS=[YR=2014] W14 S51 FGR=[YR=2014] S33 E23 N13 E2 N22 W8 S2 W17 $ E17 N2 E15 FOP=[YR=2014] S2 E11 N2 W2 N7 W7 S7 W2 $ E2 N7 E7 S7 E11 S5 E11 N5 E2 N39 W14 D3 L3 S2 W17 U3 L3 N4 U4 L4 W6 U4 L4 $ D4 R4 E6 D4 R4 S4 D3 R3 E17 N2 U3 R3 E14 N10 $ PTR= E20 FDG=[YR=2014] E24 S34 W24 N34 $ W20 $.

LAND DESCRIPTION

TOTAL OB/XF 57,593

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 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