BLOCK 1 LOT 9
IN OR 1687/1522
AMELIA PARK COASTAL DISTRICT

BOJSZA WALTER G/KIENLE FRANCINE M
1776 AZALEA ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-102D-0001-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

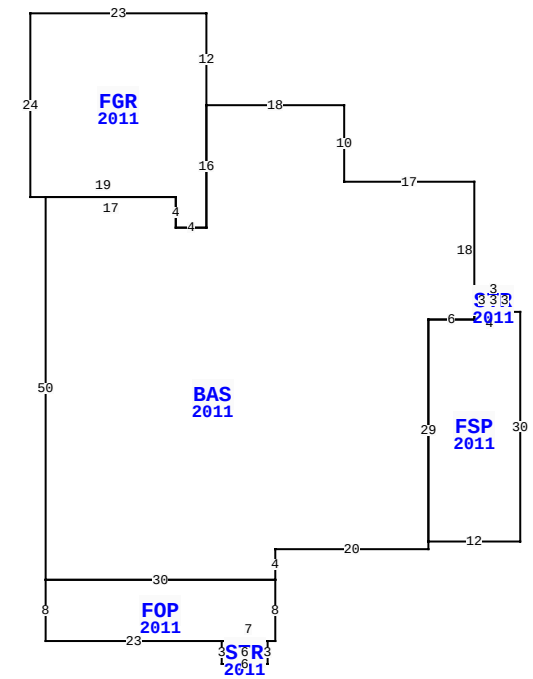
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,750	100	2,750	439,292
FGR	568	55	312	49,840
FOP	240	30	72	11,502
FSP	354	40	142	22,683
STR	9	10	1	160
STR	18	10	2	319
TOTALS	3,939		3,279	523,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,279	117.9992	168.15	551,364	2011	2011	0	0	0	5.00	95.00

1 SFR CUST – 100% - 2013 Heated Area: 2750 HX Base Yr 2013



1776 AZALEA ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		523,796
TOTAL MARKET OB/XF VALUE		11,087
TOTAL LAND VALUE - MARKET		135,300
TOTAL MARKET VALUE		670,183
SOH/AGL Deduction		291,526
ASSESSED VALUE		378,657
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		328,657
TOTAL JUST VALUE		670,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		624,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102152	NEW CONSTR	325,300	12/20/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1687/1522	7/07/2010	WD	Q	V	01	82,000

GRANTOR: AMELIA PARK DEVELOPME

GRANTEE: BOJSZA WALTER G & F

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W17N10W18 FGR=[YR=2011] N12 W23 S24E19S4E4N16$ S16W4N4W17 S50 FOP=[YR=2011] S8E23 STR=[YR=2011] S3E6 N3W6$ E7N8W30$ E30N4E20 N1 FSP=[YR=2011] E12N30W2 STR=[YR=2011] N3W3 S3E3$ W4S1W6S29$ N29E6N18$.

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
1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2011	2011	3	95	6,650	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2011	2011	3	55	2,750	
3	0810	CONCRETE A	0	100	0	0	198.00	SF	6.50	6.50	100	2011	2011	3	93	1,197	
4	0825	BRICK	0	100	10	4	40.00	SF	12.50	12.50	100	2011	2011	3	98	490	

LAND DESCRIPTION

TOTAL OB/XF 11,087

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	SFR	100	0003	PUD	0.00	0.00	41.00	FF		1.00	1.00	1.10	3,000.00	3,300.00	135,300							

REVIEW DATE 03/20/2018 BY DJX Total Acres: 0.00 Total Land Value: 135,300 Market: 0 Agricultural: 0 Common: 135,300 PRINTED 08/02/2023 BY SYS