BLOCK 1 LOT 12
IN OR 2079/822
AMELIA PARK COASTAL DISTRICT

PODANY EDWARD J & NADINE B
1762 AZALEA ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-102D-0001-0120

BUILDING CHARACTERISTICS

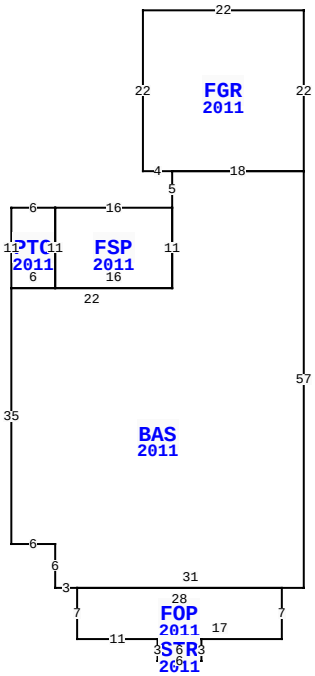
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,892	100	1,892	334,371
FGR	484	55	266	47,010
FOP	196	30	59	10,427
FSP	176	40	70	12,371
PTO	66	5	3	530
STR	18	10	2	353
TOTALS	2,832		2,292	405,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,292	130.5458	186.03	426,381	2011	2011	0	0	0	5.00	95.00

1 SFR CUST - 100% - 2019 Heated Area: 1892 HX Base Yr 2019



1762 AZALEA ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		405,062
TOTAL MARKET OB/XF VALUE		4,147
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		559,209
SOH/AGL Deduction		123,224
ASSESSED VALUE		435,985
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		385,985
TOTAL JUST VALUE		559,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102195	XFOB	1,500	12/28/2010
20101451	NEW CONSTR	225,000	08/31/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2079/0822	10/24/2016	WD	Q	I	01	439,000
GRANTOR: WAWERNA CAROL J ET AL						
GRANTEE: PODANY EDWARD J & N						
1717/1322	12/29/2010	WD	Q	I	03	362,400
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: WAWERNA WILLIAM J &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2011] W22S22E4 BAS=[YR=2011] S5 FSP=[YR=2011] W16 PTO=[YR=2011] W6 S11E6 N11$ S11E16N11$ S11W22 S35E6S6 E3 FOP=[YR=2011] S7E11 STR=[YR=2011] S3E6 N3W6$ E17N7 W28$ E31N57 W18$ E18N22$.

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	0810	CONCRETE A	0	100	0	0	390.00	SF	6.50	6.50	100	2011	2011	3	93	2,358	
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	83	249	
3	0476	VF 6 SBPL	0	100	0	0	58.00	LF	32.00	32.00	100	2011	2011	3	83	1,540	

LAND DESCRIPTION

TOTAL OB/XF 4,147

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	50.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	150,000							

REVIEW DATE 03/20/2018 BY DJX Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS