

BLOCK 1 LOT 14
IN OR 1970/685
AMELIA PARK COASTAL DISTRICT

RAAB MICHAEL & SUSAN HUMES
1560 NORTHPARK DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-102D-0001-0140



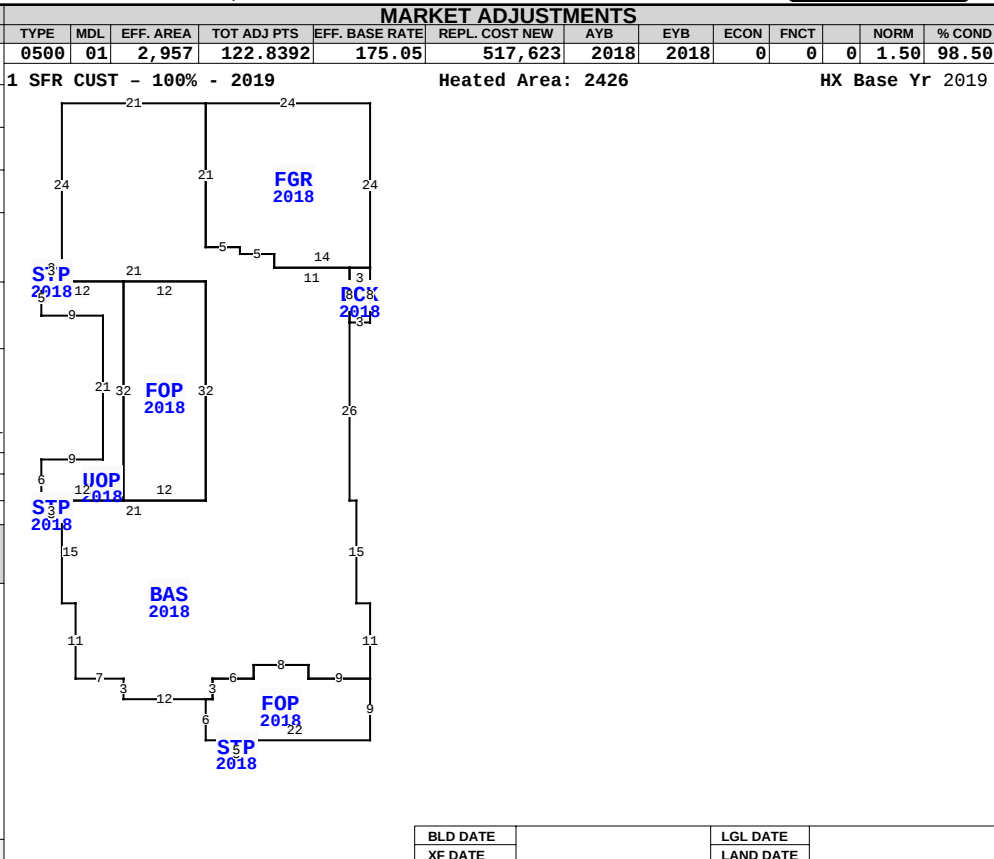
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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	2,426	100	2,426	418,301
DCK	24	10	2	345
FGR	551	55	303	52,244
FOP	229	30	69	11,897
FOP	384	30	115	19,829
STP	6	10	1	172
STP	6	10	1	172
STP	10	10	1	172
UOP	195	20	39	6,725
TOTALS	3,831		2,957	509,859

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0855	CONC PAVER	0 100	0	0	60.00	SF	10.00	10.00
3	0811	CONCRETE B	0 100	0	0	660.00	SF	5.20	5.20
4	0861	POOL GUNIT	0 100	0	0	189.00	SF	85.00	85.00
5	0911	SCRN RM A	0 100	0	0	384.00	SF	26.25	26.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	56.00



1560 NORTHPARK DR, FERNANDINA BEACH

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

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
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	99	1,980	
2	0855	CONC PAVER	0 100	0	0	60.00	SF	10.00	10.00	100	2018	2018	3	98	588	
3	0811	CONCRETE B	0 100	0	0	660.00	SF	5.20	5.20	100	2018	2018	3	98	3,363	
4	0861	POOL GUNIT	0 100	0	0	189.00	SF	85.00	85.00	100	2018	2018	3	90	14,459	
5	0911	SCRN RM A	0 100	0	0	384.00	SF	26.25	26.25	100	2018	2018	3	86	8,669	

TOTAL OB/XF										29,059						
L N	USE CODE	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	000100	C	SFR	100			0.00	0.00	56.00	FF		1.00	1.00	1.00	3,000.00	3,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		509,859	
TOTAL MARKET OB/XF VALUE		29,059	
TOTAL LAND VALUE - MARKET		168,000	
TOTAL MARKET VALUE		706,918	
SOH/AGL Deduction		328,153	
ASSESSED VALUE		378,765	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		328,765	
TOTAL JUST VALUE		706,918	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		658,321	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183790	SCRN ENCL	4,900	11/02/2018
20173717	CO ISSUED	0	10/26/2018
20174077	SWIM POOL	23,000	12/29/2017
20173717	NEW CONSTR	321,620	11/29/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1970/0685	3/23/2015	WD	Q	V	02	130,000	
GRANTOR: WHITTAKER MARK CURTIS							
GRANTEE: RAAB MICHAEL & SUSA							
1797/1027	6/08/2012	WD	Q	V	05	170,000	
GRANTOR: AP LOTS LLC							
GRANTEE: WHITTAKER MACK CURT							

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=2018] W24 BAS=[YR=2018] W21 S24 STP=[YR=2018] W3 S2 UOP=[YR=2018] S5 E9 S21 W9 S6 STP=[YR=2018] S2 E3 N2 W3 E12 FOP=[YR=2018] E12 N32 W12 S32\$ N32 W12\$ E3 N2\$ S2 E21 S32 W21 S15E2 S11 E7 S3 E12 FOP=[YR=2018] S6 E2STP=[YR=2018] S2 E5 N2 W5\$ E22 N9 W9N2 W8 S2 W6 S3 W1\$ E1 N3 E6 N2E8 S2 E9 N11 W2 N15 W1 N26 DCK=[YR=2018] E3 N8 W3 S8\$ N8 W11 N2 W5 N1 W5 N21\$ S21 E5 S1 E5 S2 E14 N24\$.									