BLOCK 1 LOT 15
IN OR 1780/995
AMELIA PARK COASTAL DISTRICT

WELCH ROCK E & JEAN C
PO BOX 15937
FERNANDINA BEACH, FL 32035

2023

00-00-31-102D-0001-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

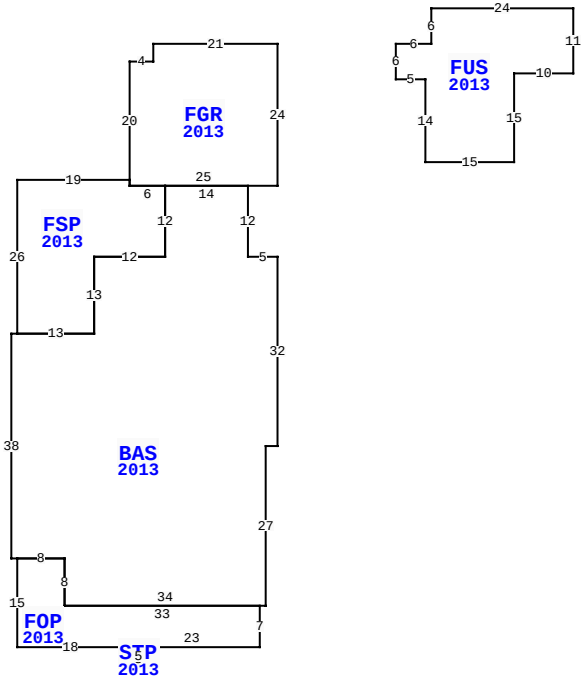
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,515	100	2,515	402,263
FGR	588	55	323	51,662
FOP	351	30	105	16,794
FSP	488	40	195	31,189
FUS	524	100	524	83,812
STP	10	10	1	160
TOTALS	4,476		3,663	585,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,663	116.9190	166.61	610,292	2013	2013	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2015 Heated Area: 3039 HX Base Yr 2015



1564 NORTHPARK DR, 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		585,880
TOTAL MARKET OB/XF VALUE		7,812
TOTAL LAND VALUE - MARKET		168,000
TOTAL MARKET VALUE		761,692
SOH/AGL Deduction		211,258
ASSESSED VALUE		550,434
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		500,434
TOTAL JUST VALUE		761,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		713,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120974	NEW CONSTR	424,000	05/17/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1780/0995	2/15/2012	WD	Q	V	02	85,000
GRANTOR: AP LOTS LLC						
GRANTEE: WELCH ROCK E & JEAN						
1780/0991	2/14/2012	WD	U	I	11	100
GRANTOR: AMELIA PARK DEVELOPME						
GRANTEE: AP LOTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2013] W21 S3 W4 S20 FSP=[YR=2013] W19 S26 BAS=[YR=2013] W1 S38 E1 FOP=[YR=2013] S15 E18 STP=[YR=2013] S2 E5 N2 W5$ E23 N7 W33 N8 W8$ E8 S8 E34 N27 E2 N32 W5 N12 W14 S12 W12 S13 W13$ E13 N13 E12 N12 W6 N1$ S1 E25 N24$ PTR=E20 FUS=[YR=2013] E6 N6 E24 S11 W10S15 W15 N14 W5 N6$ W20$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	96	1,920	
2	0810	CONCRETE A	0	100	0	0	198.00	SF	6.50	6.50	100	2013	2013	3	95	1,223	
3	0825	BRICK	0	100	0	0	44.00	SF	12.50	12.50	100	2013	2013	3	98	539	
4	0825	BRICK	0	100	0	0	319.00	SF	12.50	12.50	100	2013	2013	3	98	3,908	
5	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	100	2013	2013	3	95	222	

LAND DESCRIPTION

TOTAL OB/XF 7,812

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	56.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	168,000							

REVIEW DATE 03/20/2018 BY DJX Total Acres: 0.00 Total Land Value: 168,000 Market: 0 Agricultural: 0 Common: 168,000 PRINTED 08/02/2023 BY SYS