

BLOCK 2 LOT 13
IN OR 1959/1786
AMELIA PARK COASTAL DISTRICT

LUIGA GEORGE C III/LUIGA JULIA M
1534 NORTHPARK DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-102D-0002-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	14	CARPET 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	2.	2. 100
Units		0 100

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Quality 05 Quality Level 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1031.00

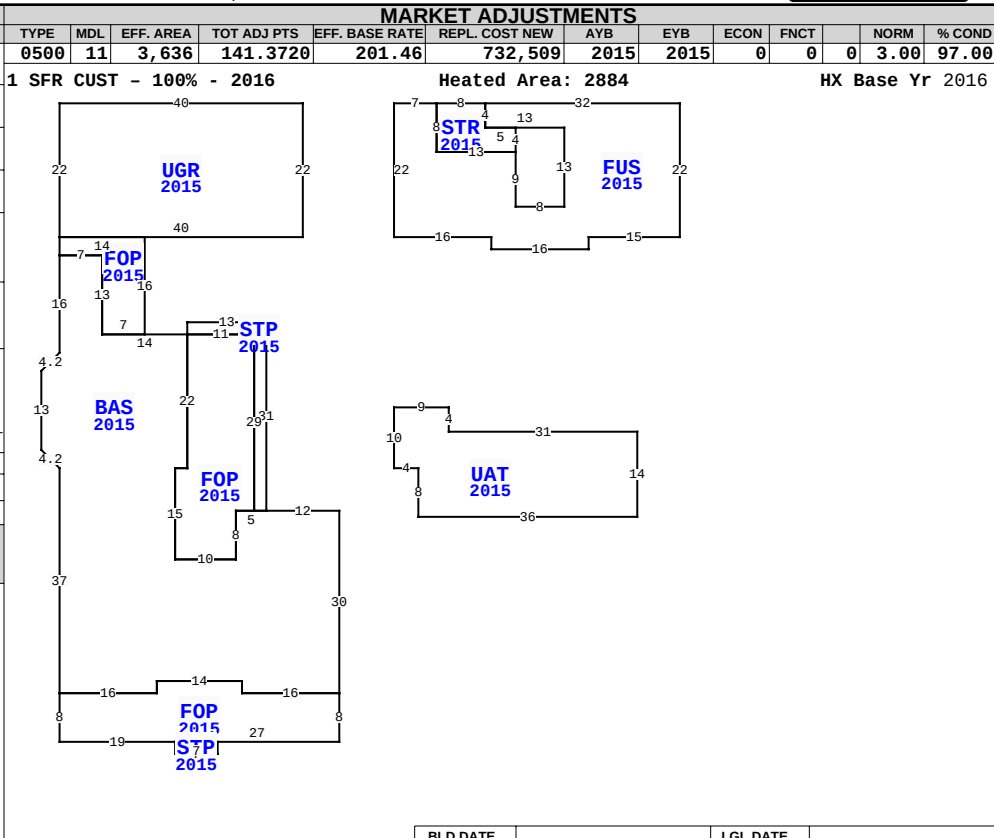
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2,006	392,005
FOP	133	30	40	7,816
FOP	396	30	119	23,255
FOP	413	30	124	24,232
FUS	878	100	878	171,576
STP	14	10	1	195
STP	84	10	8	1,564
STR	84	10	8	1,564
UAT	564	10	56	10,944
UGR	880	45	396	77,385
TOTALS	5,452		3,636	710,534

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
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
2	0855	CONC PAVER	0 100	0	0	917.00	SF	7.00	7.00	100	2015	2015	3	96	6,162	
3	0861	POOL GUNIT	0 100	0	0	144.00	SF	85.00	85.00	100	2015	2015	3	81	9,914	
4	0825	BRICK	0 100	0	0	146.00	SF	12.50	12.50	100	2015	2015	3	99	1,807	
5	0811	CONCRETE B	0 100	0	0	1,000.00	SF	5.20	5.20	100	2015	2015	3	96	4,992	
6	0476	VF 6 SBPL	0 100	0	0	78.00	LF	32.00	32.00	100	2015	2015	3	90	2,246	
7	0470	VNYL GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2015	2015	3	90	810	

LAND DESCRIPTION			TOTAL OB/XF 27,871													
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	59.00	FF		1.00	1.00	1.00	3,000.00	3,000.00

REVIEW DATE 07/13/2020 BY DJA



1534 NORTHPARK DR, FERNANDINA BEACH

TOTAL OB/XF			27,871													
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	59.00	FF		1.00	1.00	1.00	3,000.00	3,000.00

TOTAL OB/XF			27,871													
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	59.00	FF		1.00	1.00	1.00	3,000.00	3,000.00

Market: 0 Agricultural: 0 Common: 177,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		710,534	
TOTAL MARKET OB/XF VALUE		27,871	
TOTAL LAND VALUE - MARKET		177,000	
TOTAL MARKET VALUE		915,405	
SOH/AGL Deduction		253,021	
ASSESSED VALUE		662,384	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		612,384	
TOTAL JUST VALUE		915,405	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		854,545	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150164	SWIM POOL	25,998	01/27/2015
20141144	NEW CONSTR	460,000	06/02/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1959/1786	1/23/2015	QC	U	V	11	100
GRANTOR: LUIGA GEORGE C III &						
GRANTEE: LUIGA GEORGE C III						
1890/0032	11/15/2013	WD	Q	V	02	150,000
GRANTOR: SPAYDE MARLENE D & TH						
GRANTEE: LUIGA GEORGE C & JU						

BUILDING NOTES	
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BUILDING DIMENSIONS	
UGR=[YR=2015] W40 S22 FOP=[YR=2015] S3 BAS=[YR=2015] S16 L3 D3 S13 D3 R3 S37 FOP=[YR=2015] S8 E19 STP=[YR=2015] S2 E7 N2 W7\$ E27 N8 W16 N2 W14 S2 W16\$ E16 N2 E14 S2 E16 N30 W12 STP=[YR=2015] N31 W13 S2 FOP=[YR=2015] S22 W2 S15 E10 N8 E3 N29 W11\$ E11 S29 E2\$ W5 S8 W10 N15 E2 N22 W14 N13 W7\$ E7 S13 E7 N16 W14\$ E40 N22\$ PTR=E15 FUS=[YR=2015] E7 STR=[YR=2015] E8 S4 E5 S4 W13 N8\$ S8 E13 S9 E8 N13 W13 N4 E32 S22 W15 S2 W16 N2 W16 N22\$ W15\$ PTR=E15 S50 UAT=[YR=2015] E9 S4 E31 S14 W36 N8 W4 N10\$ N50 W15\$.	