

BLOCK 2 LOT 16
AMELIA PARK COASTAL DISTRICT
PB 7/322

CLIFFORD PATRICIA A
1747 AZALEA ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-102D-0002-0160



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		2 100
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
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NEIGHBORHOOD/LOC	1031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,561	100	1,561	277,325
FGR	400	55	220	39,085
FOP	128	30	38	6,751
FOP	150	30	45	7,994
UOP	56	20	11	1,954

TOTALS	2,295		1,875	333,110
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	22	4	88.00	SF	6.50	
2	0810	CONCRETE A	0 100	9	0	157.00	SF	6.50	
3	0855	CONC PAVER	0 100	9	8	72.00	SF	7.00	
4	0855	CONC PAVER	0 100	0	0	60.00	SF	7.00	
5	0476	VF 6 SBPL	0 100	0	0	31.00	LF	22.40	

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	0003	R-2	0.00	0.00	40.00

REVIEW DATE	03/20/2018	BY	DJX
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	1,875	130.5458	186.03	348,806	2012	2012	0	0	4.50	95.50	
1 SFR CUST - 100% - 2021												
Heated Area: 1561												
HX Base Yr 2021												

1747 AZALEA ST, FERNANDINA BEACH												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

TOTAL OB/XF												
2,956												

Total Acres:	0.00	Total Land Value:	120,000	Market:	0	Agricultural:	0	Common:	120,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		333,110	
TOTAL MARKET OB/XF VALUE		2,956	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		456,066	
SOH/AGL Deduction		152,029	
ASSESSED VALUE		304,037	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		254,037	
TOTAL JUST VALUE		456,066	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		429,838	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111955	NEW CONSTR	260,000	10/28/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2371/1018	6/26/2020	WD	Q	I	02
GRANTOR: HOOK FAMILY REVOCABLE					SALE PRICE
GRANTEE: CLIFFORD PATRICIA A					430,000
GRANTOR: HOOK JAMES L					
GRANTEE: HOOK FAMILY REVOCAB					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FGR=[YR=2012] W20S20E1 BAS=[YR=2012] S41 UOP=[YR=2012] S8E7N8W7\$ E7S8W7S2W2 S16 E2S10E11 N2 FOP=[YR=2012] E16N8 W16S8\$ N8E17N16W1N26W8 FOP=[YR=2012] N25W5S30E5N5\$ S5W5N30 W14\$ E19N20\$.					