BLOCK 2B LOT 2
AMELIA PARK COASTAL DISTRICT
BLOCK 2 REPLAT PB 8/58

MEKKER MARK & HALYNA
1775 AZALEA STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-102E-002B-0020

BUILDING CHARACTERISTICS

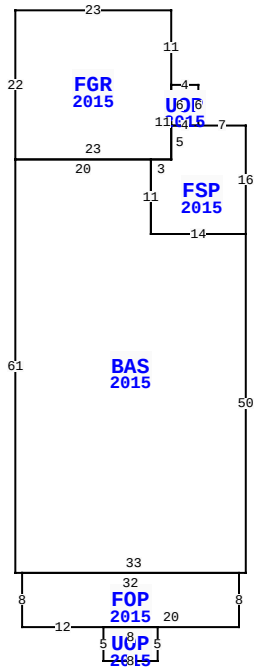
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,920	100	1,920	310,778
FGR	506	55	278	44,998
FOP	256	30	77	12,464
FSP	209	40	84	13,596
UOP	24	20	5	809
UOP	40	20	8	1,295
TOTALS	2,955		2,372	383,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,372	117.1002	166.87	395,816	2015	2015	0	0	0	3.00	97.00

1 SFR CUST – 0% - 0 Heated Area: 1920 HX Base Yr



1775 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	383,942
TOTAL MARKET OB/XF VALUE	5,180
TOTAL LAND VALUE - MARKET	132,000
TOTAL MARKET VALUE	521,122
SOH/AGL Deduction	0
ASSESSED VALUE	521,122
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	521,122
TOTAL JUST VALUE	521,122
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	490,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152108	CO ISSUED	0	03/24/2015
20150112	VYNFNC	0	01/20/2015
20142108	NEW CONSTR	213,477	09/30/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2447/0832	3/30/2021	WD	Q	I	01	638,000
GRANTOR: CAMPBELL CHRISTINE TR						
GRANTEE: MEKKER MARK & HALYN						
2283/0220	6/17/2019	WD	Q	I	01	560,000
GRANTOR: ATHANAS KATHLEEN E TR						
GRANTEE: CAMPBELL CHRISTINE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2015] W7 UOP=[YR=2015] N6 W4 FGR=[YR=2015] N11 W23 S22 BAS=[YR=2015] S61 E1 FOP=[YR=2015] S8 E12 UOP=[YR=2015] S5 E8 N5 W8$ E20 N8 W32$ E33 N50 W14 N11 W20$ E23 N11$ S6 E4 $ W4 S5 W3 S11 E14 N16$.

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	0855	CONC PAVER	0	0	0	0	36.00	SF	7.00	7.00	100	2015	2015	3	96	242	
2	0855	CONC PAVER	0	0	0	0	176.00	SF	7.00	7.00	100	2015	2015	3	96	1,183	
3	0810	CONCRETE A	0	0	0	0	288.00	SF	6.50	6.50	100	2015	2015	3	96	1,797	
4	0476	VF 6 SBPL	0	0	0	0	68.00	LF	32.00	32.00	100	2015	2015	3	90	1,958	

LAND DESCRIPTION

TOTAL OB/XF 5,180

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	0			0.00	0.00	44.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	132,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 132,000 Market: 0 Agricultural: 0 Common: 132,000 PRINTED 08/02/2023 BY SYS