

BLOCK 2 LOT 7
IN OR 2043/1482
AMELIA PARK PHASE 1 UNIT 1

KEEFE JOHN R & LISA D
1714 PARK AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0002-0070



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	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
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	1,963	100	1,963	296,176
FDG	441	60	265	39,983
FOP	84	30	25	3,772
FOP	206	30	62	9,355
FOP	240	30	72	10,864
FST	36	55	20	3,018
FUS	1,104	100	1,104	166,570
TOTALS	4,074		3,511	529,736

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0819	CONC 12"	0 100	3	6	18.00	SF	9.50	9.50
2	0810	CONCRETE A	0 100	17	3	51.00	SF	6.50	6.50
3	0810	CONCRETE A	0 100	0	0	427.00	SF	13.00	13.00
4	0858	SCULP CONC	0 100	0	0	1,143.00	SF	13.00	13.00
5	0861	POOL GUNIT	0 100	30	13	390.00	SF	85.00	85.00
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00
8	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00
9	0476	VF 6 SBPL	0 100	0	0	114.00	LF	32.00	32.00
10	0881	FOUNTAIN	0 100	0	0	1.00	UT	0.00	0.00

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		PUD	0.00	0.00	50.00

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND													
0500	01	3,511	118.3050	168.58	591,884	2000	2000	0	0	0	10.50	89.50													
1 SFR CUST - 100% - 2017																									
Heated Area: 3067																									
HX Base Yr 2017																									
1714 PARK AVE, FERNANDINA BEACH																									
<table><tr><td>BLD DATE</td><td></td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td>LAND DATE</td><td></td></tr><tr><td>INC DATE</td><td></td><td>AG DATE</td><td></td></tr></table>														BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																							
XF DATE		LAND DATE																							
INC DATE		AG DATE																							

TOTAL OB/XF													
30,532													
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
1	000100	C	SFR	100		PUD	0.00	0.00	50.00	FF		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		529,736	
TOTAL MARKET OB/XF VALUE		30,532	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		710,268	
SOH/AGL Deduction		407,415	
ASSESSED VALUE		302,853	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		252,853	
TOTAL JUST VALUE		710,268	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		658,954	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100785	GAS	1,250	05/11/2010
991074	NEW CONSTR	195,886	10/05/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2043/1482	4/27/2016	WD Q	Q	I	01	580,000
GRANTOR: GRANT WILLIAM C & LYN						
GRANTEE: KEEFE JOHN R & LISA						
0892/1453	7/26/1999	WD Q	Q	V		47,900
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: GRANT WILLIAM C						

BUILDING NOTES													

BUILDING DIMENSIONS													
FOP=[YR=2000] W24 BAS=[YR=2000] N17 W12 FOP=[YR=2000] N14 FDG=[YR=2000] E3 N21 W21 S21 E18 \$ W6 FST=[YR=2000] W6 S6 E6 N6 \$ S14 E6 \$ W6 N8 W6 S59 FOP=[YR=2000] S8 E27 N3 W2 N5 W25 \$ E25 S5 E23 N29 W24 N10 \$ S10 E24 N10 \$ PTR= E15 FUS=[YR=2000] E11 N8 E4 S21 E15 N13 E18 S29 W23 N5 W25 N24 \$ W15 \$.													