

BLOCK 2 LOT 10
IN OR 994/1462
AMELIA PARK PHASE 1 UNIT 1

MCCAVITT KATHLEEN M
1702 PARK AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0002-0100



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 90
Interior Wall	08	DECORATIVE 10
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		3.5 100
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
APT	682	100	682	101,044
FOP	176	30	53	7,852
HXB	645	100	645	95,562
HXB	1,638	100	1,638	242,683
HXG	682	55	375	55,559
HXP	312	30	94	13,927
HXS	267	40	107	15,853

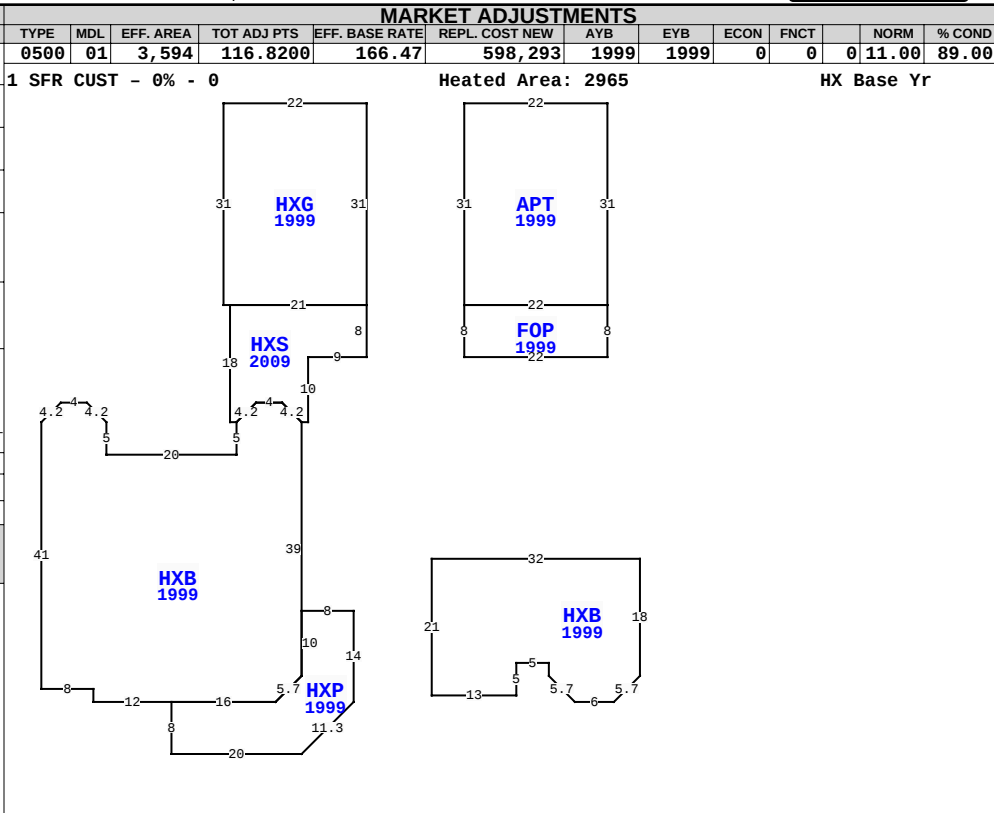
TOTALS 4,402 3,594 532,481

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0858	SCULP CONC	0	0	0	0	268.00	SF	13.00	13.00	100	1999	1999	3	94	3,275	
3	0861	POOL GUNIT	0	0	0	0	290.00	SF	85.00	85.00	100	1999	1999	3	25	6,163	
4	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200	
5	0871	POOL HTR R	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	1999	1999	3	20	800	
6	0810	CONCRETE A	0	0	8	5	40.00	SF	6.50	6.50	100	1999	1999	3	79	205	
7	0810	CONCRETE A	0	0	12	3	36.00	SF	6.50	6.50	100	1999	1999	3	79	185	
8	0810	CONCRETE A	0	0	0	0	760.00	SF	6.50	6.50	100	1999	1999	3	79	3,903	
9	1126	CB/STC 8"	0	0	0	0	100.00	SF	8.00	8.00	100	1999	1999	3	79	632	
10	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	55	165	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		PUD	0.00	0.00	50.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	150,000							



1702 PARK AV, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

TOTAL OB/XF 18,468																	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940								
268.00	SF	13.00	13.00	100	1999	1999	3	94	3,275								
290.00	SF	85.00	85.00	100	1999	1999	3	25	6,163								
1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200								
1.00	UT	4,000.00	4,000.00	100	1999	1999	3	20	800								
40.00	SF	6.50	6.50	100	1999	1999	3	79	205								
36.00	SF	6.50	6.50	100	1999	1999	3	79	185								
760.00	SF	6.50	6.50	100	1999	1999	3	79	3,903								
100.00	SF	8.00	8.00	100	1999	1999	3	79	632								
1.00	UT	300.00	300.00	100	2000	2000	3	55	165								

TOTAL OB/XF													18,468		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
	PUD	0.00	0.00	50.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	150,000.00			
										</					

NASSAU COUNTY PROPERTY PAGE 1 of 2 2																	
VALUATION SUMMARY																	
VALUATION BY STANDARD																	
Tax Group: 2 Tax Dist:																	
BUILDING MARKET VALUE 532,481																	
TOTAL MARKET OB/XF VALUE 19,665																	
TOTAL LAND VALUE - MARKET 150,000																	
TOTAL MARKET VALUE 702,146																	
SOH/AGL Deduction 13,105																	
ASSESSED VALUE 689,041																	
TOTAL EXEMPTION VALUE 35 WX 598,250																	
BASE TAXABLE VALUE 90,791																	
TOTAL JUST VALUE 702,146																	
NCON VALUE 0																	
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE 654,137																	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110566	OTHER	5,033	04/15/2011
984981	SWIM POOL	15,000	02/17/1999
984357	NEW CONSTR	0	10/02/1998
984074	NEW CONSTR	200,000	07/28/1998

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0994/1462	6/28/2001	WD	Q	I		390,000			
GRANTOR: DAUSEND THOMAS									
GRANTEE: MCCAVITT JOHN J & K									
0844/0129	8/06/1998	WD	U	V	09	78,000			
GRANTOR: AMELIA PARK DEVELOPME									

BUILDING NOTES																	

BUILDING DIMENSIONS																	
HXG=[YR=1999] W22 S31E1 HXS=[YR=2009] S18 E1 HXB=[YR=1999] S5 W20 N5 U3 L3 W4 L3 D3 S41 E8 S2 E12 HXP=[YR=1999] S8 E20 R8 U8 N14W8S10 D4 L4 W16\$E16 U4 R4 N39 L3 U3 W4 D3 L3 \$ U3 R3 E4 D3 R3 E1N10 E9 N8 W21 \$ E21 N31 \$ PTR= E15 APT=[YR=1999] E22 S31 FOP=[YR=1999] S8 W22 N8 E22 \$ W22 N31\$W15 \$ PTR= S70E10 HXB=[YR=1999] E32S18 D4 L4 W6 U4 L4 N2W5S5W13N21\$ W10 N70\$.																	

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