

BLOCK 3 LOT 1 IN OR 1396/1280
(EX ESMT IN OR 1929/1703)
AMELIA PARK PHASE 1 UNIT 1

HAYNES PATRICIA W
1809 PARK AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0003-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 80
Interior Floo	14 CARPET 20
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. 1. 100
Architectual	04 CONTEMP 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	420	100	420	68,551
FOP	60	30	18	2,938
HXB	2,052	100	2,052	334,921
HXG	400	55	220	35,908
HXP	60	30	18	2,938
HXP	192	30	58	9,466
HXS	235	40	94	15,342
HXU	40	55	22	3,591

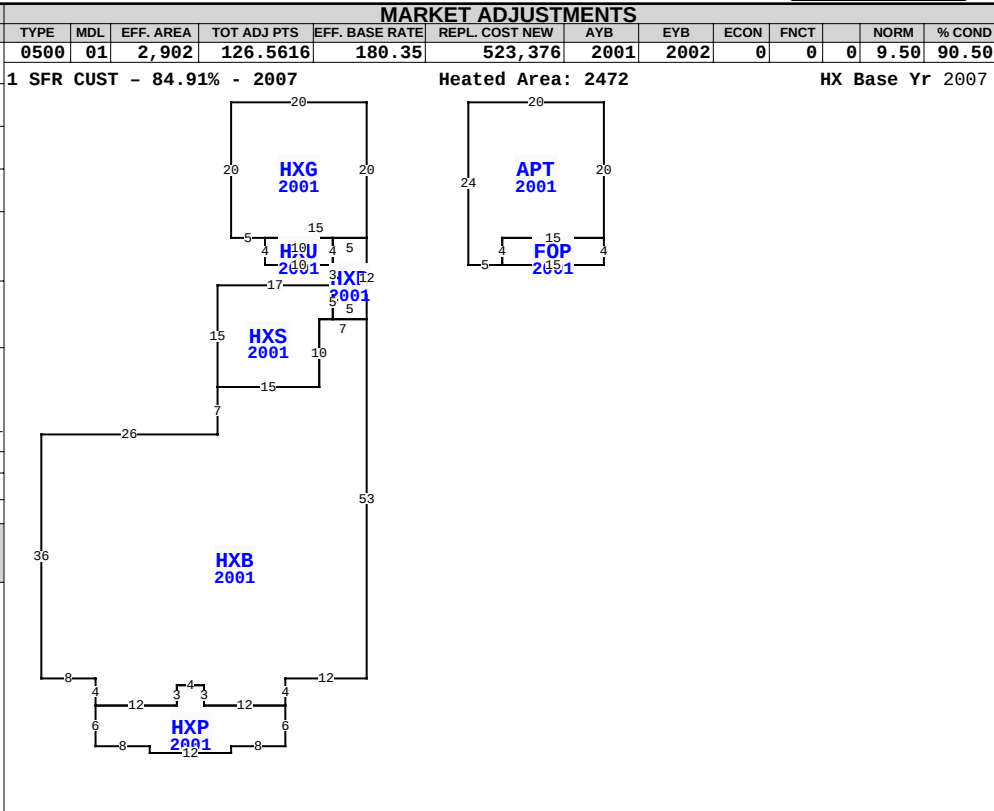
TOTALS 3,459 2,902 473,655

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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
2	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200	
3	0810	CONCRETE A	0 100	13	6	78.00	SF	6.50	6.50	100	2001	2001	3	82	416	
4	0810	CONCRETE A	0 100	12	16	192.00	SF	6.50	6.50	100	2001	2001	3	82	1,023	
5	0810	CONCRETE A	0 100	6	3	18.00	SF	6.50	6.50	100	2001	2001	3	82	96	
6	0810	CONCRETE A	0 100	0	0	218.00	SF	6.50	6.50	100	2001	2001	3	82	1,162	
7	0810	CONCRETE A	0 100	0	0	81.00	SF	6.50	6.50	100	2001	2001	3	82	432	
8	0861	POOL GUNIT	0 100	12	16	192.00	SF	85.00	85.00	100	2001	2001	3	29	4,733	
9	0858	SCULP CONC	0 100	0	0	312.00	SF	13.00	13.00	100	2001	2001	3	95	3,853	
10	0910	SCRN RM L	0 100	30	26	780.00	SF	15.00	15.00	100	2001	2001	3	20	2,340	

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	100		PUD	0.00	0.00	60.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	180,000							



1809 PARK AV, FERNANDINA BEACH

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

TOTAL OB/XF 17,265															
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010
2	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200
3	0810	CONCRETE A	0 100	13	6	78.00	SF	6.50	6.50	100	2001	2001	3	82	416
4	0810	CONCRETE A	0 100	12	16	192.00	SF	6.50	6.50	100	2001	2001	3	82	1,023
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6	0810	CONCRETE A	0 100	0	0	218.00	SF	6.50	6.50	100	2001	2001	3	82	1,162
7	0810	CONCRETE A	0 100	0	0	81.00	SF	6.50	6.50	100	2001	2001	3	82	432
8	0861	POOL GUNIT	0 100	12	16	192.00	SF	85.00	85.00	100	2001	2001	3	29	4,733
9	0858	SCULP CONC	0 100	0	0	312.00	SF	13.00	13.00	100	2001	2001	3	95	3,853
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1	000100	C	SFR	100		PUD	0.00	0.00	60.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	180,000							

NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		473,655
TOTAL MARKET OB/XF VALUE		21,605
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		675,260
SOH/AGL Deduction		263,236
ASSESSED VALUE		412,024
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		357,024
TOTAL JUST VALUE		675,260
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		630,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100780	H/AC	5,000	05/11/2010
20041291	REMODEL	13,000	07/15/2004
2003774	SWIM POOL	14,100	08/21/2000
2003497	NEW CONSTR	131,000	07/17/2000
2003498	NEW CONSTR	28,000	07/17/2000

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U
1396/1280	3/16/2006	WD Q	I
GRANTOR: EMERSON PATRICIA A TR			
GRANTEE: HAYNES PATRICIA W			
1271/1597	11/05/2004	WD U	I
GRANTOR: EMERSON PATRICIA ANN			
GRANTEE: EMERSON PATRICIA A			

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1396/1280	3/16/2006	WD Q	I			632,000
GRANTOR: EMERSON PATRICIA A TR						
GRANTEE: HAYNES PATRICIA W						
1271/1597	11/05/2004	WD U	I		01	100
GRANTOR: EMERSON PATRICIA ANN						
GRANTEE: EMERSON PATRICIA A						

BUILDING NOTES

BUILDING DIMENSIONS
HXG=[YR=2001] W20 S20 E5 HXU=[YR=2001] S4 E10 HXP=[YR=2001] S3 HXS=[YR=2001] W17 S15 HXB=[YR=2001] S7 W26 S36 E8 S4 HXP=[YR=2001] S6 E8 S1 E12 N1 E8 N6 W12 N3 W4 S3 W12 \$ E12 N3 E4 S3 E12 N4 E12 N53 W7 S10W15 \$E15 N10 E2 N5 \$ S5E5 N12 W5 S4 \$ N4 W10 \$ E15 N20 \$ PTR= E15 APT=[YR=2001] E20 S20 FOP=[YR=2001] S4 W15 N4 E15 \$ W15 S4 W5 N24 \$ W15 \$.

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