

BLOCK 3 LOT 3
IN OR 1819/332
AMELIA PARK PHASE 1 UNIT 1

AKINS DOROTHY C & LEWIS H
1801 PARK AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0003-0030



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2																										
Exterior Wall	10	ABOVE AVG 100	0500	01	2,907	121.5984	173.28	503,725	2000	2000	0	0	10.50	89.50	VALUATION BY STANDARD																										
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2013													Heated Area: 2518													HX Base Yr 2013												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	12	HARDWOOD 80																																							
Interior Floo	15	HARDTILE 20																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		3 100																																							
Bathrooms		3 100																																							
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																																			
NEIGHBORHOOD/LOC			1031.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	2,518	100	2,518	390,506																																					
FGR	418	55	230	35,669																																					
FOP	9	30	3	465																																					
FOP	95	30	28	4,343																																					
FOP	399	30	120	18,611																																					
PTO	81	5	4	620																																					
PTO	86	5	4	620																																					
TOTALS			3,606		2,907	450,834																																			
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	2000	2000	3	85	2,975																									
2	0819	CONC 12"	0	100	3	6	18.00	SF	9.50	9.50	100	2000	2000	3	80	137																									
3	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2000	2000	3	80	187																									
4	0810	CONCRETE A	0	100	7	7	49.00	SF	6.50	6.50	100	2000	2000	3	80	255																									
5	0810	CONCRETE A	0	100	0	0	696.00	SF	6.50	6.50	100	2000	2000	3	80	3,619																									
7	0861	POOL GUNIT	0	100	0	0	231.00	SF	85.00	85.00	100	2000	2000	3	27	5,301																									
8	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	200																									
9	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2000	2000	3	20	800																									
10	0858	SCULP CONC	0	100	0	0	225.00	SF	13.00	13.00	100	2000	2000	3	94	2,750																									
11	0910	SCRN RM L	0	100	0	0	627.00	SF	15.00	15.00	100	2000	2000	3	20	1,881																									
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	0003	PUD	0.00	0.00	60.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	180,000																								
REVIEW DATE 03/21/2018 BY DJX Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS																																									

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