

BLOCK 4 LOT 2
IN OR 1965/1819
AMELIA PARK PHASE 1 UNIT 1

THOMAS JANETT
1707 PARK AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0004-0020



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	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,307	100	2,307	383,513
FGR	408	55	224	37,237
FOP	86	30	26	4,323
FOP	155	30	46	7,647
FOP	174	30	52	8,644
PTO	60	5	3	499
TOTALS	3,190		2,658	441,862

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	114.00	SF	15.00	15.00	100	2003
2	0855	CONC PAVER	0 100	11	3	33.00	SF	15.00	15.00	100	2003
3	0810	CONCRETE A	0 100	21	4	84.00	SF	6.50	6.50	100	2003
4	0810	CONCRETE A	0 100	0	0	730.00	SF	6.50	6.50	100	2003
5	1100	VAC SYSTEM	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2003
6	0910	SCRN RM L	0 100	16	19	304.00	SF	15.00	15.00	100	2003
7	0885	WATERSCAPE	0 100	0	0	1.00	UT	0.00	0.00	100	2003

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	65.00	FF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,658	128.1984	182.68	485,563	2003	2003	0	0	9.00	91.00
1 SFR CUST - 100% - 2016 Heated Area: 2307 HX Base Yr 2016											
1707 PARK AVE, FERNANDINA BEACH											

TOTAL OB/XF 7,520											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	114.00	SF	15.00	15.00	100	2003
2	0855	CONC PAVER	0 100	11	3	33.00	SF	15.00	15.00	100	2003
3	0810	CONCRETE A	0 100	21	4	84.00	SF	6.50	6.50	100	2003
4	0810	CONCRETE A	0 100	0	0	730.00	SF	6.50	6.50	100	2003
5	1100	VAC SYSTEM	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2003
6	0910	SCRN RM L	0 100	16	19	304.00	SF	15.00	15.00	100	2003
7	0885	WATERSCAPE	0 100	0	0	1.00	UT	0.00	0.00	100	2003

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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		441,862	
TOTAL MARKET OB/XF VALUE		7,520	
TOTAL LAND VALUE - MARKET		195,000	
TOTAL MARKET VALUE		644,382	
SOH/AGL Deduction		275,822	
ASSESSED VALUE		368,560	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		313,560	
TOTAL JUST VALUE		644,382	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		610,630	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20030000	XFOB	3,000	09/03/2003
20032438	NEW CONSTR	180,000	01/30/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1965/1819	3/02/2015	WD	Q	I	01
GRANTOR: STROBEL WILLIAM D & S					
GRANTEE: THOMAS JANETT					
1721/1541	1/06/2011	WD	U	I	30
GRANTOR: STROBEL WILLIAM D & S					
GRANTEE: STROBEL WM D & SARA					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2003] W21 S8 FGR=[YR=2003] W19 S20 E10 S3 E3 N3 E7 U3 R4 N2W5 N15\$ S15E5S2 L4 D3 W7 S3 W3 N10 S52 FOP=[YR=2003] S10 E17 N7 W5 N3 W12\$ E12 S3 E5 S7 E17 N3 E6 N26 FOP=[YR=2003] N10 W16 FOP=[YR=2003] N15 PTO=[YR=2003] E16N4W14 L2 D4 \$ R2 U4 L8 D8 S11E6\$ W6 D12 R12 U2 R2 E8\$ W8 D2 L2 L12 U12 N11 U8 R8 E14N32\$.											