

BLOCK 5 LOT 1E
IN OR 1898/1655
AMELIA PARK PHASE 1 UNIT 1

SEEMAN GEORGE & HOPE CONYERS FMly REV TRUST/SEEMAN
1641 PARK AVENUE
FERNANDINA BEACH, FL 32034-1915

2023

00-00-31-102P-0005-01E0



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 1 2										
Exterior Wall	16	WD FR STUC 100	0320	12	1,913	230.8341	219.29	419,502	2001	2001	0	0	10.50	89.50	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE - 100% - 2014													Heated Area: 1652									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2014									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 70																							
Interior Floo	11	CLAY TILE 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		2 100																							
Bathrooms		2.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	2. 100																							
Units		0 100																							
Quality			06	Quality Level 06																					
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	826	100	826	162,115																					
FDG	420	60	252	49,459																					
FOP	28	30	8	1,570																					
FUS	826	100	826	162,115																					
STR	10	10	1	196																					
TOTALS			2,110		1,913	375,454																			
EXTRA FEATURES			1641 PARK AVE, FERNANDINA BEACH																						
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	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2001	2001	3	82	128									
2	0810	CONCRETE A	0	100	21	16	336.00	SF	6.50	6.50	100	2001	2001	3	82	1,791									
3	0810	CONCRETE A	0	100	0	0	417.00	SF	6.50	6.50	100	2001	2001	3	82	2,223									
4	0810	CONCRETE A	0	100	0	0	62.00	SF	6.50	6.50	100	2001	2001	3	82	330									
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	58	174									
6	0476	VF 6 SBPL	0	100	0	0	18.00	LF	16.00	16.00	100	2001	2001	3	58	167									
TOTAL OB/XF 4,813																									
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	22.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	66,000								
REVIEW DATE 03/21/2018 BY DJX Total Acres: 0.00 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 08/02/2023 BY SYS																									