

BLOCK 5 LOT 2D
IN OR 2248/983
AMELIA PARK PHASE 1 UNIT 1

HERBERGER CINDY S L/E/
1609 PARK AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0005-02D0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 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	2.	2. 100
Units		0 100

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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	159,386
FDG	420	60	252	48,626
FOP	24	30	7	1,351
FUS	826	100	826	159,386
TOTALS	2,096		1,911	368,748

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	0810	CONCRETE A	0 100	13	4	52.00	SF	6.50	6.50	100	2000	2000	3	80	270	
2	0810	CONCRETE A	0 100	33	3	99.00	SF	6.50	6.50	100	2000	2000	3	80	515	
3	0810	CONCRETE A	0 100	20	16	320.00	SF	6.50	6.50	100	2000	2000	3	80	1,664	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	55	165	
5	0476	VF 6 SBPL	0 100	0	0	59.00	LF	16.00	16.00	100	2000	2000	3	55	519	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	22.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	66,000							

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	12	1,911	228.2224	216.81	414,324	2000	2000	0	0	0 11.00	89.00
1 TOWNHOUSE - 100% - 2016 Heated Area: 1652 HX Base Yr 2016											
1609 PARK AVE, FERNANDINA BEACH											

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		368,748	
TOTAL MARKET OB/XF VALUE		3,133	
TOTAL LAND VALUE - MARKET		66,000	
TOTAL MARKET VALUE		437,881	
SOH/AGL Deduction		186,875	
ASSESSED VALUE		251,006	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		201,006	
TOTAL JUST VALUE		437,881	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		352,808	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990288	NEW CONSTR	138,000	04/27/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2248/0983	1/11/2019	LE U	I	I	11
GRANTOR: HERBERGER CINDY S					
GRANTEE: HERBERGER ROSALIE R					
2008/1436	9/30/2015	WD Q	I	01	281,000
GRANTOR: MCCONNELL SEAN HOWELL					
GRANTEE: HERBERGER CINDY S					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2000] W2 U2 L2 W4 L2 D2 W12 S37 E14 FOP=[YR=2000] S4 E6 N4 W6 \$ E8 N37 \$ PTR= E15 FUS=[YR=2000] E12 U2 R2 E4 R2 D2 E2 S37 W22 N37 \$ W15 \$ PTR= N10 FDG=[YR=2000] N21 W20 S21 E20 \$ S10 \$.					