

BLOCK 8 LOT 3
AMELIA PARK PHASE 1 UNIT 2
PB 6/171

OLDERMAN LOUISE S L/E/
1885 FLOYD ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0008-0030



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

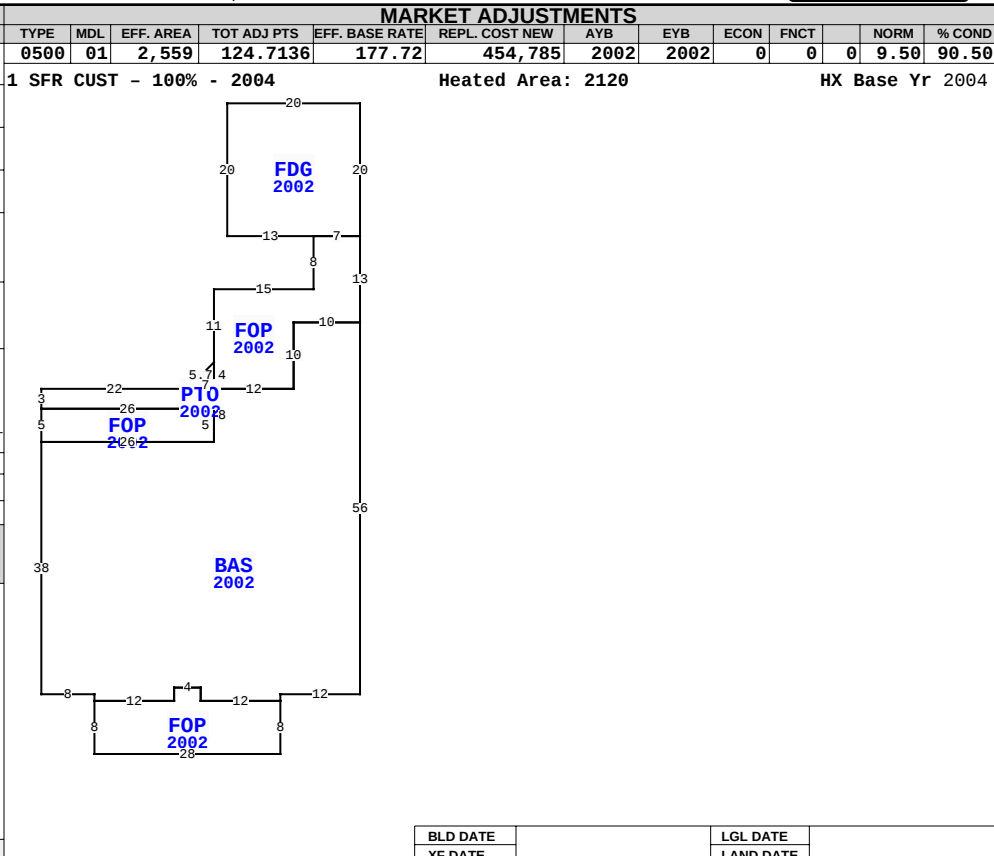
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,120	100	2,120	340,973
FDG	400	60	240	38,601
FOP	130	30	39	6,273
FOP	232	30	70	11,258
FOP	286	30	86	13,832
PTO	86	5	4	643

TOTALS	3,254		2,559	411,580
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	740.00	SF	6.50
2	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00
4	0476	VF 6 SBPL	0	100	0	0	81.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	70.00



1885 FLOYD ST, FERNANDINA BEACH

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

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	0	0	740.00	SF	6.50	6.50	100	2002	2002	3	83	3,992	
2	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	2002	2002	3	83	227	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2002	2002	3	61	183	
4	0476	VF 6 SBPL	0	100	0	0	81.00	LF	32.00	32.00	100	2002	2002	3	61	1,581	

TOTAL OB/XF													5,983		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
	PUD	0.00	0.00	70.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	2			

NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										411,580	
TOTAL MARKET OB/XF VALUE										5,983	
TOTAL LAND VALUE - MARKET										210,000	
TOTAL MARKET VALUE										627,563	
SOH/AGL Deduction										278,352	
ASSESSED VALUE										349,211	
TOTAL EXEMPTION VALUE										55,000	
BASE TAXABLE VALUE										294,211	
TOTAL JUST VALUE										627,563	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										593,855	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
020522	NEW CONSTR	3,000	03/27/2002
020003	NEW CONSTR	197,000	01/14/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2501/0779	9/20/2021	QC	U	I	11	100	
GRANTOR: OLDERMAN LOUISE S							
GRANTEE: JOHNSON ELISA OLDER							
1162/1396	8/15/2003	WD	Q	I		315,000	
GRANTOR: BRYLEN HOMES LTD							
GRANTEE: OLDERMAN RICHARD J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FDG=[YR=2002] W20 S20 E13 FOP=[YR=2002] S8 W15 S11									
PTO=[YR=2002] D4 L4 W22 S3 FOP=[YR=2002] S5 BAS=[YR=2002]									
S38 E8 S1 FOP=[YR=2002] S8 E28 N8 W12 N2 W4 S2 W12 \$ E12 N2									
E4 S2 E12 N1 E12 N56 W10 S10 W12 S8 W26 \$ E26 N5 W26 \$ E26 N7									
\$ S4 E12 N10 E10 N13 W7 \$ E7 N20 \$.									