BLOCK 10 LOT 1B
IN OR 2071/966
AMELIA PARK PHASE 1 UNIT 2

USHER KIP
2304 S FKETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0010-01B0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

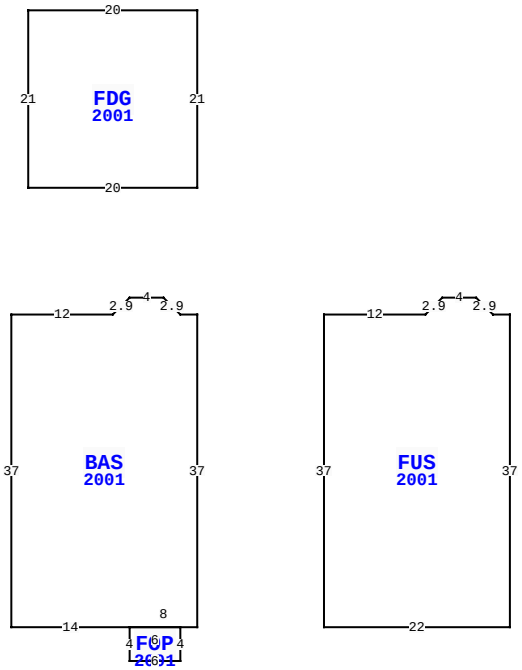
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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	160,281
FDG	420	60	252	48,899
FOP	24	30	7	1,359
FUS	826	100	826	160,281
TOTALS	2,096		1,911	370,820

MARKET ADJUSTMENTS

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	2001	2001	0	0	0	10.50	89.50

1 TOWNHOUSE - 0% - 0 Heated Area: 1652 HX Base Yr



1592 PARK LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	370,820
TOTAL MARKET OB/XF VALUE	5,629
TOTAL LAND VALUE - MARKET	66,000
TOTAL MARKET VALUE	442,449
SOH/AGL Deduction	92,915
ASSESSED VALUE	349,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	349,534
TOTAL JUST VALUE	442,449
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	357,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
012484	NEW CONSTR	0	11/13/2001
20010805	NEW CONSTR	114,000	04/03/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2071/0966	8/31/2016	WD	Q	I	01	275,000
GRANTOR: BLUESTEIN DAVID & ANN						
GRANTEE: USHER KIP						
1331/1868	7/11/2005	WD	Q	I		271,000
GRANTOR: MAURIELLO ROBERT & SH						
GRANTEE: BLUESTEIN DAVID & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W2 U2 L2 W4 L2 D2 W12 S37 E14 FOP=[YR=2001] S4 E6 N4 W6 $ E8 N37 $ PTR= E15 FUS=[YR=2001] E12 U2 R2 E4 R2 D2 E2 S37 W22 N37 $ W15 $ PTR= N15 FDG=[YR=2001] N21 W20 S21 E20 $ S15 $.

EXTRA FEATURES

LN	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	0	18	16	288.00	SF	6.50	6.50	100	2001	2001	3	82	1,535	
2	0810	CONCRETE A	0	0	21	2	42.00	SF	6.50	6.50	100	2001	2001	3	82	224	
3	0858	SCULP CONC	0	0	73	3	219.00	SF	13.00	13.00	100	2003	2003	3	96	2,733	
4	0476	VF 6 SBPL	0	0	0	0	35.00	LF	16.00	16.00	100	2001	2001	3	58	325	
5	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2001	2001	3	58	348	
6	0810	CONCRETE A	0	0	0	0	63.00	SF	6.50	6.50	100	2001	2001	3	82	336	
7	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	2001	2001	3	82	128	

LAND DESCRIPTION

TOTAL OB/XF 5,629

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		PUD	0.00	0.00	22.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	66,000							

REVIEW DATE 04/02/2018 BY DJX Total Acres: 0.00 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 08/02/2023 BY SYS