

BLOCK 10 LOT 1E
AMELIA PARK PHASE 1 UNIT 2
PB 6/171

DUHIG DIANE J REVOCABLE TRUST/DUHIG DIANE J TRUSTE
1580 PARK LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0010-01E0



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 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
APT	444	100	444	85,842
HXB	717	100	717	138,623
HXB	1,237	100	1,237	239,159
HXG	420	55	231	44,661
HXP	84	30	25	4,834
HXP	126	30	38	7,347
HXP	126	30	38	7,347
HXP	233	30	70	13,533
TOTALS	3,387		2,800	541,346

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	26	16	416.00	SF	6.50	6.50
2	0819	CONC 12"	0 100	2	6	12.00	SF	9.50	9.50
3	0810	CONCRETE A	0 100	5	6	30.00	SF	6.50	6.50
4	1241	WD DECK G	0 0	15	4	60.00	UT	11.50	11.50
5	0478	VF 6 SLAT	0 100	0	0	17.00	LF	15.00	15.00
6	0810	CONCRETE A	0 100	0	0	156.00	SF	6.50	6.50
7	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00
8	0478	VF 6 SLAT	0 100	0	0	48.00	LF	7.50	7.50

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	32.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0320	12	2,800	226.1232	214.82	601,496	2002	2002	0	0
1 TOWNHOUSE - 84.14% - 2022 Heated Area: 2398 HX Base Yr 2022									

TOTAL OB/XF									
4,306									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY					STANDARD				
VALUATION BY					Tax Group: 2 Tax Dist:				
BUILDING MARKET VALUE					541,346				
TOTAL MARKET OB/XF VALUE					4,306				
TOTAL LAND VALUE - MARKET					96,000				
TOTAL MARKET VALUE					641,652				
SOH/AGL Deduction					104,133				
ASSESSED VALUE					537,519				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					487,519				
TOTAL JUST VALUE					641,652				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					517,332				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012486	NEW CONSTR	0	11/13/2001
012075	NEW CONSTR	3,000	09/19/2001
011753	NEW CONSTR	31,931	08/01/2001
20010802	NEW CONSTR	160,840	04/30/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2641/282	5/12/2023	WD	U	I	11	100
GRANTOR: DUHIG DIANE J						
GRANTEE: DUHIG DIANE J REVOC						
2433/0647	2/11/2021	WD	Q	I	01	470,000
GRANTOR: GILMORE DONALD L & RE						
GRANTEE: DUHIG DIANE J						

BUILDING NOTES									
BUILDING DIMENSIONS									
HXG=[YR=2002] W20 HXP=[YR=2002] W4 S21 E4 HXP=[YR=2002] S8 HXB=[YR=2002] W8 S63 E1 HXP=[YR=2002] S6 E21 N6 W21 \$ E21 N26 R2 U3 N5 U3 L2 W6 U3 L3 U3 R3 N20W8\$E8S20 D3 L3 D3 R3 E6N6 W1N6 W1 N16 E1 N6 W13 \$ N21 \$ S21E20 N21 \$ PTR=S50E15 HXB=[YR=2002] E13 S5 W1 S14 E10 S22 HXP=[YR=2002] S6 W21 N6 E21 \$ W22 N41 \$N50 W15 \$ PTR= E35S21 APT=[YR=2002] N21W24 S6E4 S15 E20 \$ N21W35 \$.									