BLOCK 10 LOT 2C
IN OR 2132/101
AMELIA PARK PHASE 1 UNIT 2

BREATHITT LUCY A IRREV TRUST/PARRISH LUCY A TRUSTE
PO BOX 4345
MIDWAY, KY 40347

2023

00-00-31-102P-0010-02C0

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	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06

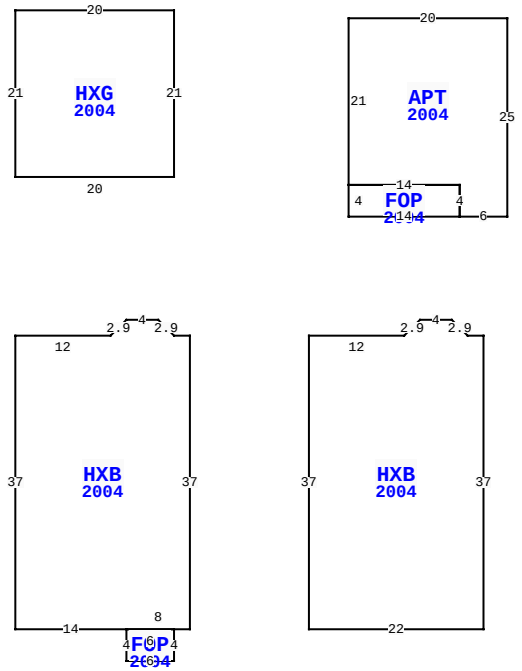
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	444	100	444	93,336
FOP	24	30	7	1,472
FOP	56	30	17	3,574
HXB	826	100	826	173,639
HXB	826	100	826	173,639
HXG	420	55	231	48,560
TOTALS	2,596		2,351	494,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,351	236.6602	224.83	528,575	2004	2009	0	0	0	6.50	93.50

1 TOWNHOUSE – 0% - 0 Heated Area: 2096 HX Base Yr



1568 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	494,218
TOTAL MARKET OB/XF VALUE	5,348
TOTAL LAND VALUE - MARKET	66,000
TOTAL MARKET VALUE	565,566
SOH/AGL Deduction	139,915
ASSESSED VALUE	425,651
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	425,651
TOTAL JUST VALUE	565,566
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	451,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210782	REPAIR/RRF	0	12/01/2021
20033470	NEW CONSTR	25,000	07/14/2003
20033467	NEW CONSTR	125,000	07/11/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2257/1107	2/27/2019	WD	Q	I	02	405,000
GRANTOR: KENNER MELISSA S						
GRANTEE: BREATHITT LUCY A IR						
2132/0101	6/06/2017	WD	Q	I	01	352,000
GRANTOR: NIELSEN KENT C & NANN						
GRANTEE: KENNER MELISSA S						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=2004] W2 U2 L2 W4 L2 D2 W12 S37 E14 FOP=[YR=2004] S4 E6 N4 W6$ E8 N37$ PTR=E15 HXB=[YR=2004] E12 R2 U2 E4 R2 D2 E2 S37 W22 N37$ W15$ PTR= N20W22 HXG=[YR=2004] N21 E20 S21 W20$ S20E22$PTR=E20N40 APT=[YR=2004] E20 S25 W6 FOP=[YR=2004] W14 N4 E14 S4$ N4 W14 N21$ W20 S40$.

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	9	3	27.00	SF	6.50	6.50	100	2004	2004	3	86	151	
2	0810	CONCRETE A	0	0	31	2	62.00	SF	6.50	6.50	100	2004	2004	3	86	347	
3	0810	CONCRETE A	0	0	17	16	272.00	SF	6.50	6.50	100	2004	2004	3	86	1,520	
4	0855	CONC PAVER	0	0	0	0	355.00	SF	10.00	10.00	100	2004	2004	3	86	3,053	
5	0478	VF 6 SLAT	0	0	0	0	54.00	LF	7.50	7.50	100	2004	2004	3	66	267	
6	0478	VF 6 SLAT	0	0	0	0	1.00	LF	15.00	15.00	100	2004	2004	3	66	10	

LAND DESCRIPTION

TOTAL OB/XF 5,348

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	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 01/18/2022 BY DJX Total Acres: 0.00 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 08/02/2023 BY SYS