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

MORRIS BRENDA D
1564 PARK LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0010-02D0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

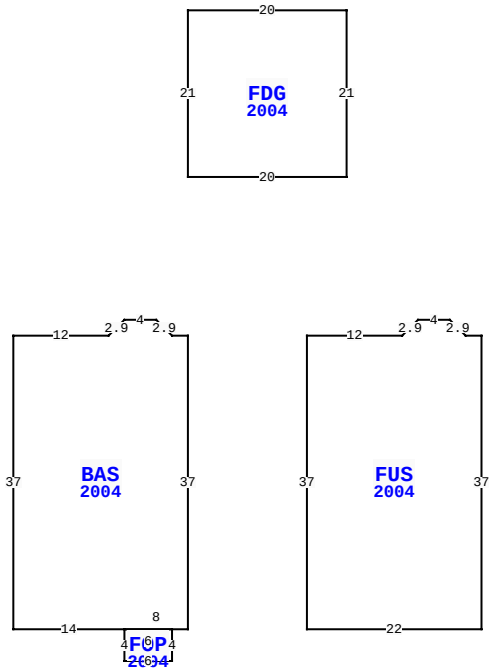
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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	177,029
FDG	420	60	252	54,008
FOP	24	30	7	1,501
FUS	826	100	826	177,029
TOTALS	2,096		1,911	409,566

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	241.2809	229.22	438,039	2004	2009	0	0	0	6.50	93.50

1 TOWNHOUSE - 100% - 2021 Heated Area: 1652 HX Base Yr 2021



1564 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		409,566
TOTAL MARKET OB/XF VALUE		6,853
TOTAL LAND VALUE - MARKET		66,000
TOTAL MARKET VALUE		482,419
SOH/AGL Deduction		196,049
ASSESSED VALUE		286,370
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		236,370
TOTAL JUST VALUE		482,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210783	REPAIR/RRF	0	12/01/2021
20080492	H/AC	11,571	03/31/2008
20034103	NEW CONSTR	125,000	11/06/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2374/1264	7/09/2020	WD	Q	I	01	367,000
GRANTOR: CLIFFORD PATRICIA						
GRANTEE: MORRIS BRENDA D						
1767/1670	11/30/2011	QC	U	I	11	100
GRANTOR: CLIFFORD EDWARD						
GRANTEE: CLIFFORD PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W2 U2 L2 W4 L2 D2 W12S37 E14 FOP=[YR=2004] S4 E6 N4 W6$ E8 N37$ PTR=E15 FUS=[YR=2004] E12 R2 U2 E4 R2 D2 E2 S37 W22 N37$ W15$ PTR= N20 FDG=[YR=2004] N21 E20 S21 W20$ S20$.

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	100	9	3	27.00	SF	6.50	6.50	100	2004	2004	3	86	151	
2	0810	CONCRETE A	0	100	33	3	99.00	SF	6.50	6.50	100	2004	2004	3	86	553	
3	0810	CONCRETE A	0	100	17	16	272.00	SF	6.50	6.50	100	2004	2004	3	86	1,520	
4	0855	CONC PAVER	0	100	0	0	410.00	SF	10.00	10.00	100	2004	2004	3	86	3,526	
5	0478	VF 6 SLAT	0	100	0	0	34.00	LF	7.50	7.50	100	2004	2004	3	66	168	
6	0478	VF 6 SLAT	0	100	0	0	32.00	LF	15.00	15.00	100	2004	2004	3	66	317	
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2004	2004	3	66	198	
8	1075	TRELLIS G	0	100	6	10	60.00	SF	17.50	17.50	100	2004	2004	3	40	420	

LAND DESCRIPTION

TOTAL OB/XF 6,853

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	100		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