BLOCK 11 LOT 1C
IN OR 1902/1744
AMELIA PARK PHASE 1 UNIT 2

MACK DANIEL P & CATHLEEN G
1589 PARK AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0011-01C0

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 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	83,434
FOP	56	30	17	3,194
HXB	714	100	714	134,170
HXB	1,078	100	1,078	202,572
HXG	420	55	231	43,408
HXP	24	30	7	1,316
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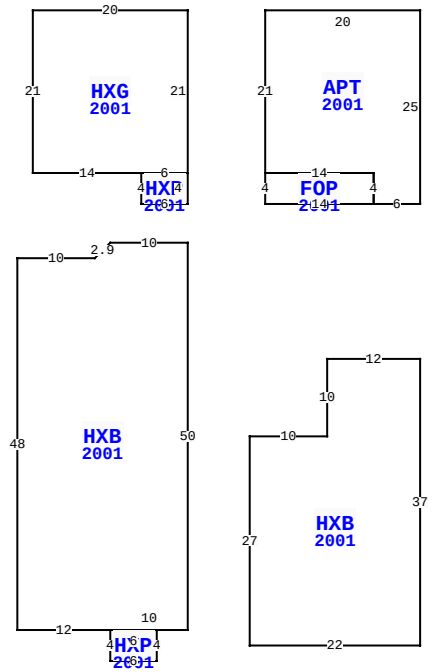
TOTALS	2,760		2,498	469,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,498	221.0064	209.96	524,480	2001	2001	0	0	0	10.50	89.50

1 TOWNHOUSE - 0% - 0 Heated Area: 2236 HX Base Yr



1589 PARK AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	469,410
TOTAL MARKET OB/XF VALUE	4,325
TOTAL LAND VALUE - MARKET	66,000
TOTAL MARKET VALUE	539,735
SOH/AGL Deduction	123,783
ASSESSED VALUE	415,952
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	415,952
TOTAL JUST VALUE	539,735
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	431,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101525	H/AC	7,000	09/09/2010
2003487	NEW CONSTR	112,000	07/16/2000
2003488	NEW CONSTR	27,500	07/16/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1902/1744	2/14/2014	QC	U	I	11	100
GRANTOR: MACK CATHLEEN G						
GRANTEE: MACK DANIEL P & CAT						
1663/1462	2/16/2010	WD	U	I	12	228,000
GRANTOR: WACHOVIA MORTGAGE COR						
GRANTEE: CROWLEY CATHLEEN G						

BUILDING NOTES

BUILDING DIMENSIONS

HXG=[YR=2001] W20 S21 E14 HXP=[YR=2001] S4 E6 N4 W6 $ E6 N21 $ PTR= S30 HXB=[YR=2001] W10 D2 L2 W10 S48 E12 HXP=[YR=2001] S4 E6 N4 W6 $ E10 N50 $ N30 $ PTR= E10 APT=[YR=2001] E20 S25 W6 FOP=[YR=2001] N4 W14 S4 E14 $ N4 W14 N21 $ W10 $ PTR= E30 S45 HXB=[YR=2001] S37 W22 N27 E10 N10 E12 $ N45 W30 $.

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	12	3	36.00	SF	6.50	6.50	100	2001	2001	3	82	192	
2	0810	CONCRETE A	0	0	0	0	490.00	SF	6.50	6.50	100	2001	2001	3	82	2,612	
3	0810	CONCRETE A	0	0	12	17	204.00	SF	6.50	6.50	100	2001	2001	3	82	1,087	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	58	174	
5	0476	VF 6 SBPL	0	0	0	0	28.00	LF	16.00	16.00	100	2001	2001	3	58	260	

LAND DESCRIPTION

TOTAL OB/XF 4,325

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