

BLOCK 11 LOT 2A
AMELIA PARK PHASE 1 UNIT 2
PB 6/171

LAS REVOCABLE LIVING TRUST/SHERMAN LEE A TRUSTEE
1581 PARK AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0011-02A0



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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		

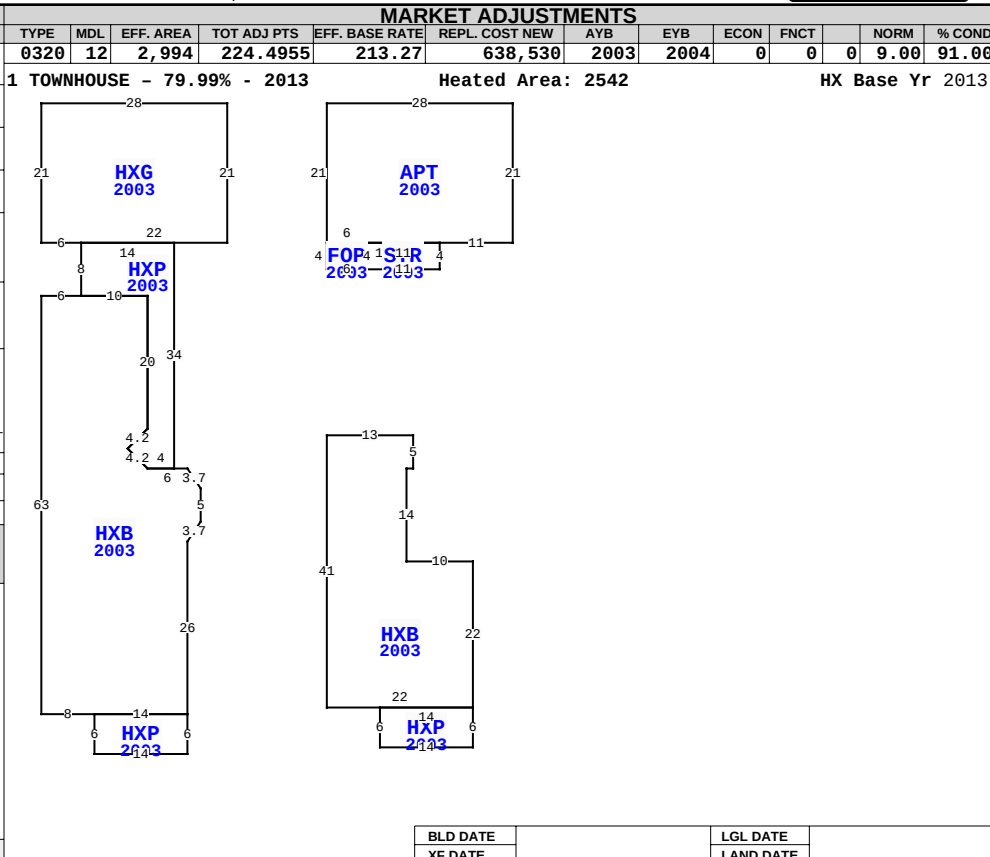
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	588	100	588	114,117
FOP	24	30	7	1,359
HXB	717	100	717	139,153
HXB	1,237	100	1,237	240,072
HXG	588	55	323	62,686
HXP	84	30	25	4,852
HXP	84	30	25	4,852
HXP	225	30	68	13,197
STR	44	10	4	776
TOTALS	3,591		2,994	581,062

EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	5,250.00	5,250.00	100	2003	2003	3	88	4,620	
2	0810	CONCRETE A	0	100	16	26	416.00	SF	6.50	6.50	100	2003	2003	3	84	2,271	
3	0810	CONCRETE A	0	100	8	6	48.00	SF	6.50	6.50	100	2003	2003	3	84	262	
4	0810	CONCRETE A	0	100	11	5	55.00	SF	6.50	6.50	100	2003	2003	3	84	300	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	64	192	
6	0471	VINYL FNC	0	100	0	0	10.00	LF	32.00	32.00	100	2003	2003	3	64	205	
7	0471	VINYL FNC	0	100	0	0	53.00	LF	16.00	16.00	100	2003	2003	3	64	543	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	PUD	0.00	0.00	32.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	96,000							



1581 PARK AV, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	12	2,994	224.4955	213.27	638,530	2003	2004	0	0	0	91.00

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		581,062	
TOTAL MARKET OB/XF VALUE		8,393	
TOTAL LAND VALUE - MARKET		96,000	
TOTAL MARKET VALUE		685,455	
SOH/AGL Deduction		352,791	
ASSESSED VALUE		332,664	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		282,664	
TOTAL JUST VALUE		685,455	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		549,251	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
021426	NEW CONSTR	38,000	08/21/2002
011664	NEW CONSTR	162,060	07/20/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2295/1700	7/31/2019	WD	U	I	11

GRANTOR: SHERMAN LEE A &					
GRANTEE: LAS REVOCABLE LIVIN					
1783/0918	3/15/2012	WD	Q	I	02
GRANTOR: CROSSMAN ARTHUR W & A					
GRANTEE: SHERMAN LEE A & BEV					

BUILDING NOTES

--

BUILDING DIMENSIONS

HXG=[YR=2003] W28 S21 E6 HXP=[YR=2003] S8 HXB=[YR=2003] W6 S63 E8 HXP=[YR=2003] S6 E14 N6 W14\$ E14 N26 R2 U3 N5 U3 L2 W6 U3 L3 U3 R3 N20 W10\$ E10 S20 L3 D3 D3 R3 E4 N34 W14\$ E22 N21\$ PTR=E15S25 FOP=[YR=2003] N4 APT=[YR=2003] N21E28 S21 W11 STR=[YR=2003] W11S4E11N4\$ W17\$ E6 S4 W6\$N25 W15\$ PTR=E15S50 HXB=[YR=2003] E13 S5W1 S14 E10 S22 HXP=[YR=2003] S6 W14 N6 E14\$W22 N41\$ N50W15\$.