

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

GROSSMAN FAITH H
1577 PARK AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0011-02B0



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2										
Exterior Wall	16	WD FR STUC 100	0320	12	1,921	230.8341	219.29	421,256	2002	2002	0	0	10.00	90.00	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE - 100% - 2021													Heated Area: 1662									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 70																							
Interior Floo	11	CLAY TILE 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2.5 100																							
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																					
BAS	1,080	100	1,080	213,150																					
FDG	420	60	252	49,735																					
FOP	24	30	7	1,382																					
FUS	582	100	582	114,864																					
TOTALS			2,106	1,921	379,130																				
EXTRA FEATURES			1577 PARK AVE, FERNANDINA BEACH																						
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	0810	CONCRETE A	0 100	17	16	272.00	SF	6.50	6.50	100	2002	2002	3	83	1,467										
2	0810	CONCRETE A	0 100	21	2	42.00	SF	6.50	6.50	100	2002	2002	3	83	227										
3	0810	CONCRETE A	0 100	5	5	25.00	SF	6.50	6.50	100	2002	2002	3	83	135										
4	0810	CONCRETE A	0 100	0	0	125.00	SF	6.50	6.50	100	2002	2002	3	83	674										
5	0810	CONCRETE A	0 100	11	3	33.00	SF	6.50	6.50	100	2002	2002	3	83	178										
6	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2002	2002	3	61	183										
7	0476	VF 6 SBPL	0 100	0	0	26.00	LF	16.00	16.00	100	2002	2002	3	61	254										
LAND DESCRIPTION			TOTAL OB/XF 3,118																						
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		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																									