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

BRANDT FAMILY REVOCABLE TRUST/BRANDT VALERIE ANN T
1573 PARK AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0011-02C0

BUILDING CHARACTERISTICS

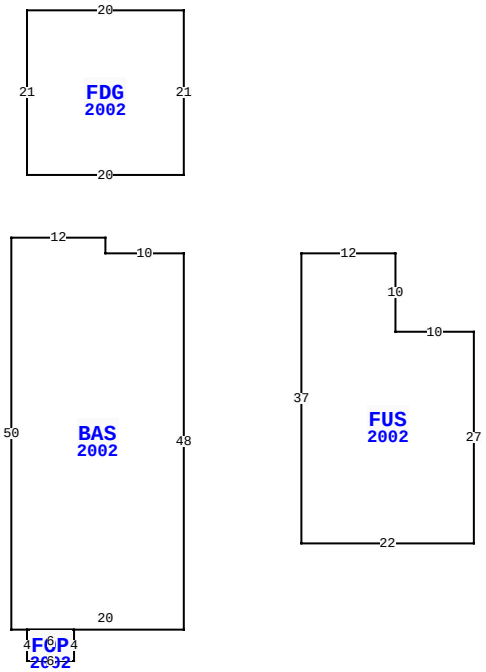
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	206,842
FDG	420	60	252	48,263
FOP	24	30	7	1,341
FUS	714	100	714	136,745
TOTALS	2,238		2,053	393,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,053	224.0035	212.80	436,878	2002	2002	0	0	0	10.00	90.00

1 TOWNHOUSE - 100% - 2021 Heated Area: 1794 HX Base Yr 2021



1573 PARK AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		393,190
TOTAL MARKET OB/XF VALUE		2,572
TOTAL LAND VALUE - MARKET		66,000
TOTAL MARKET VALUE		461,762
SOH/AGL Deduction		159,954
ASSESSED VALUE		301,808
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		246,808
TOTAL JUST VALUE		461,762
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
011662	NEW CONSTR	122,520	07/20/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2405/0780	11/02/2020	WD	Q	I	01	425,000
GRANTOR: WOODWARD SCOTT H & LU						
GRANTEE: BRANDT FAMILY REVOC						
1928/0311	7/07/2014	WD	Q	I	01	280,000
GRANTOR: SAMPSON MARIA S & M D						
GRANTEE: WOODWARD SCOTT H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W10 N2 W12 S50 E2 FOP=[YR=2002] S4 E6 N4 W6 $ E20 N48 $ PTR= E15 FUS=[YR=2002] E12 S10E10 S27 W22 N37 $W15 $ PTR=N10 FDG=[YR=2002] N21 W20 S21 E20 $S10 $.

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	17	16	272.00	SF	6.50	6.50	100	2002	2002	3	83	1,467	
2	0810	CONCRETE A	0	100	0	0	89.00	SF	6.50	6.50	100	2002	2002	3	83	480	
3	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	2002	2002	3	83	178	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2002	2002	3	61	183	
5	0476	VF 6 SBPL	0	100	0	0	27.00	LF	16.00	16.00	100	2002	2002	3	61	264	

LAND DESCRIPTION

TOTAL OB/XF 2,572

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 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