

BLOCK 12 LOT 3
AMELIA PARK PHASE 1 UNIT 4
PB 6/265

BUNN JAMES D/LEE TRACIE L
1654 FIELD ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0012-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

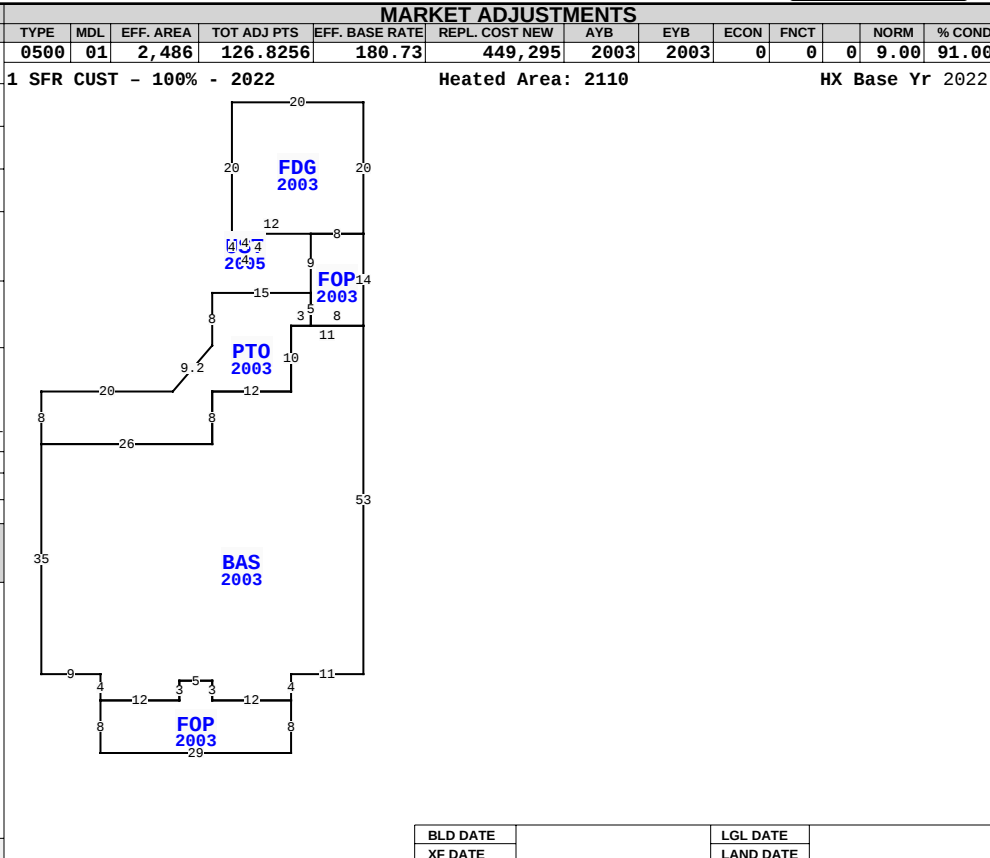
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,110	100	2,110	347,019
FDG	400	60	240	39,471
FOP	112	30	34	5,592
FOP	247	30	74	12,170
PTO	424	5	21	3,453
UST	16	45	7	1,151

TOTALS	3,309		2,486	408,858
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EXTRA FEATURES										
L N	OB/UF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	
2	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	
3	0819	CONC 12"	0 100	2	6	12.00	SF	9.50	9.50	
4	0810	CONCRETE A	0 100	13	3	39.00	SF	6.50	6.50	
5	0810	CONCRETE A	0 100	10	16	160.00	SF	6.50	6.50	
7	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	
8	0476	VF 6 SBPL	0 100	0	0	81.00	LF	32.00	32.00	
9	0469	VF LATTIC	0 100	0	0	14.00	SF	5.50	5.50	
10	0861	POOL GUNIT	0 100	26	15	390.00	SF	85.00	85.00	
11	0845	KOOL DECK	0 100	0	0	500.00	SF	7.25	7.25	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100		PUD	0.00	0.00	60.00	FF



1654 FIELD ST, FERNANDINA BEACH

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

TOTAL OB/UF										
24,317										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100		PUD	0.00	0.00	60.00	FF

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,486	126.8256	180.73	449,295	2003	2003	0	0	9.00	91.00

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		408,858
TOTAL MARKET OB/XF VALUE		25,794
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		614,652
SOH/AGL Deduction		20,644
ASSESSED VALUE		594,008
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		544,008
TOTAL JUST VALUE		614,652
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		576,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051628	ELEC OTHER	1,000	04/19/2005
20051604	SWIM POOL	38,000	04/18/2005
20051535	DEMOLITION	1,000	04/08/2005
021183	NEW CONSTR	160,400	07/11/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2479/0541	7/14/2021	WD Q	Q	I	01
GRANTOR: HITSON MARK M & MAYRA					
GRANTEE: BUNN JAMES D & TRAC					
1906/1277	3/10/2014	WD Q	Q	I	02
GRANTOR: HASKETT DONALD W & PA					
GRANTEE: HITSON MARK M & MAY					

BUILDING NOTES										
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BUILDING DIMENSIONS										
FDG=[YR=2003] W20 S20 UST 2005= S4 E4 N4 W4\$ E12										
FOP=[YR=2003] S9 PTO=[YR=2003] W15 S8 L6 D7 W20 S8										
BAS=[YR=2003] S35 E9 S4 FOP=[YR=2003] S8 E29 N8 W12 N3 W5 S3										
W12\$ E12 N3 E5 S3 E12 N4 E11 N53 W11 S10 W12 S8 W26\$ E26 N8										
E12 N10 E3 N5\$ S5 E8 N14 W8\$ E8 N20\$.										

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