BLOCK 14 LOT 8
IN OR 1206/830
AMELIA PARK PHASE 1 UNIT 6

GUANDOLO GREGORY J & SALLY J
1904 PERIMETER PARK ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0014-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

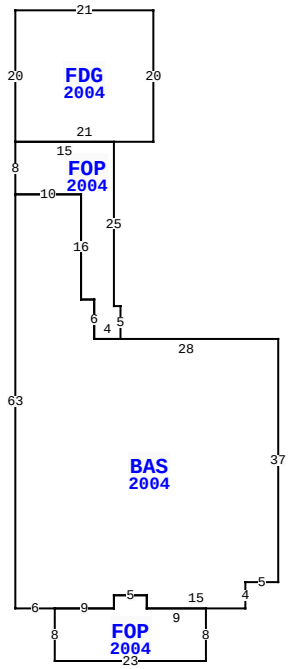
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,842	100	1,842	294,900
FDG	420	60	252	40,344
FOP	194	30	58	9,285
FOP	223	30	67	10,727
TOTALS	2,679		2,219	355,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,219	122.7842	174.97	388,258	2004	2004	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2005 Heated Area: 1842 HX Base Yr 2005



1904 W PERIMETER PARK RD, 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		355,256
TOTAL MARKET OB/XF VALUE		12,227
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		517,483
SOH/AGL Deduction		227,152
ASSESSED VALUE		290,331
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		240,331
TOTAL JUST VALUE		517,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110088	OTHER	190	01/19/2011
20040443	NEW CONSTR	129,000	03/04/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1206/0830	2/05/2004	WD	Q	V		59,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: GUANDOLO GREGORY J						
1147/0491	6/20/2003	WD	U	V	19	250,000
GRANTOR: AMELIA PARK DEVELOPME						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

BUILDING DIMENSIONS

FDG=[YR=2004] W21 S20 FOP=[YR=2004] S8 BAS=[YR=2004] S63 E6 FOP=[YR=2004] S8 E23 N8 W9 N2 W5 S2 W9$ E9 N2 E5 S2 E15 N4 E5 N37 W28 N6 W2 N16 W10$ E10 S16 E2 S6 E4 N5 W1 N25 W15$ E21 N20$.

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	0825	BRICK	0	100	3	7	21.00	SF	12.50	12.50	100	2004	2004	3	96	252	
2	0810	CONCRETE A	0	100	10	7	70.00	SF	6.50	6.50	100	2004	2004	3	86	391	
3	0810	CONCRETE A	0	100	0	0	755.00	SF	6.50	6.50	100	2004	2004	3	86	4,220	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2004	2004	3	66	198	
5	0478	VF 6 SLAT	0	100	0	0	45.00	LF	15.00	15.00	100	2004	2004	3	66	446	
6	0825	BRICK	0	100	0	0	560.00	SF	12.50	12.50	100	2004	2004	3	96	6,720	

LAND DESCRIPTION

TOTAL OB/XF 12,227

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	50.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	150,000							

REVIEW DATE 04/05/2018 BY DJX Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS