BLOCK 14 LOT 12
AMELIA PARK PHASE 1 UNIT 6
PB 6/313-314

LOPEZ GARY S/MERRY DONNA H
1901 FIELD STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0014-0120

BUILDING CHARACTERISTICS

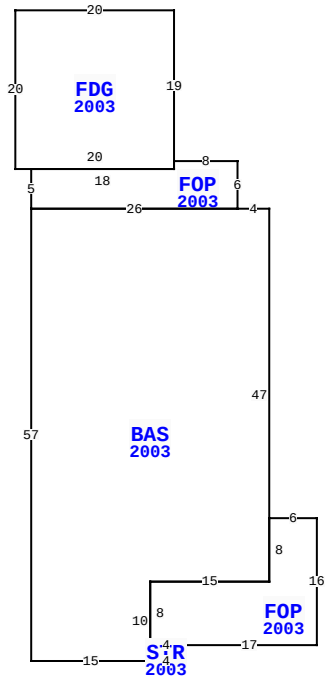
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,560	100	1,560	260,383
FDG	400	60	240	40,059
FOP	138	30	41	6,843
FOP	216	30	65	10,849
STR	8	10	1	167
TOTALS	2,322		1,907	318,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,907	128.7132	183.42	349,782	2003	2003	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2021 Heated Area: 1560 HX Base Yr 2021



1901 FIELD ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		318,302
TOTAL MARKET OB/XF VALUE		5,319
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		488,621
SOH/AGL Deduction		64,178
ASSESSED VALUE		424,443
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		374,443
TOTAL JUST VALUE		488,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20021883	NEW CONSTR	135,000	11/04/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2406/1346	11/06/2020	WD	Q	I	01	430,000
GRANTOR: SNOWDEN BARBARA L/E						
GRANTEE: LOPEZ GARY S & DONN						
1694/0898	8/17/2010	WD	U	I	14	100
GRANTOR: JOMANT MICHAEL J G &						
GRANTEE: SNOWDEN BARBARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W4 FOP=[YR=2003] N6 W8 FDG=[YR=2003] N19 W20 S20 E20 N1$ S1 W18 S5E26 $W26 S57 E15 STR=[YR=2003] E4N2 FOP=[YR=2003] E17 N16 W6 S8 W15 S8 E4$ W4S2 $ N10 E15 N47 $
.

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
2	0810	CONCRETE A	0	100	50	17	850.00	SF	6.50	6.50	100	2003	2003	3	84	4,641	
3	0855	CONC PAVER	0	100	21	4	84.00	SF	9.00	9.00	100	2006	2006	3	88	665	
4	1243	WD DECK F	0	100	1	7	7.00	SF	8.00	8.00	100	2004	2004	3	24	13	

LAND DESCRIPTION

TOTAL OB/XF 5,319

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	55.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	165,000							

REVIEW DATE 04/05/2018 BY DJX Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/02/2023 BY SYS