

BLOCK 15 LOT 10 & PT LOT 9
IN OR 2458/3844
AMELIA PARK PHASE 1 UNIT 6

MCPHILLIPS DOROTHY MUNSELL/PRAGER ROBERT DARRELL
1891 FIELD ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0015-0100



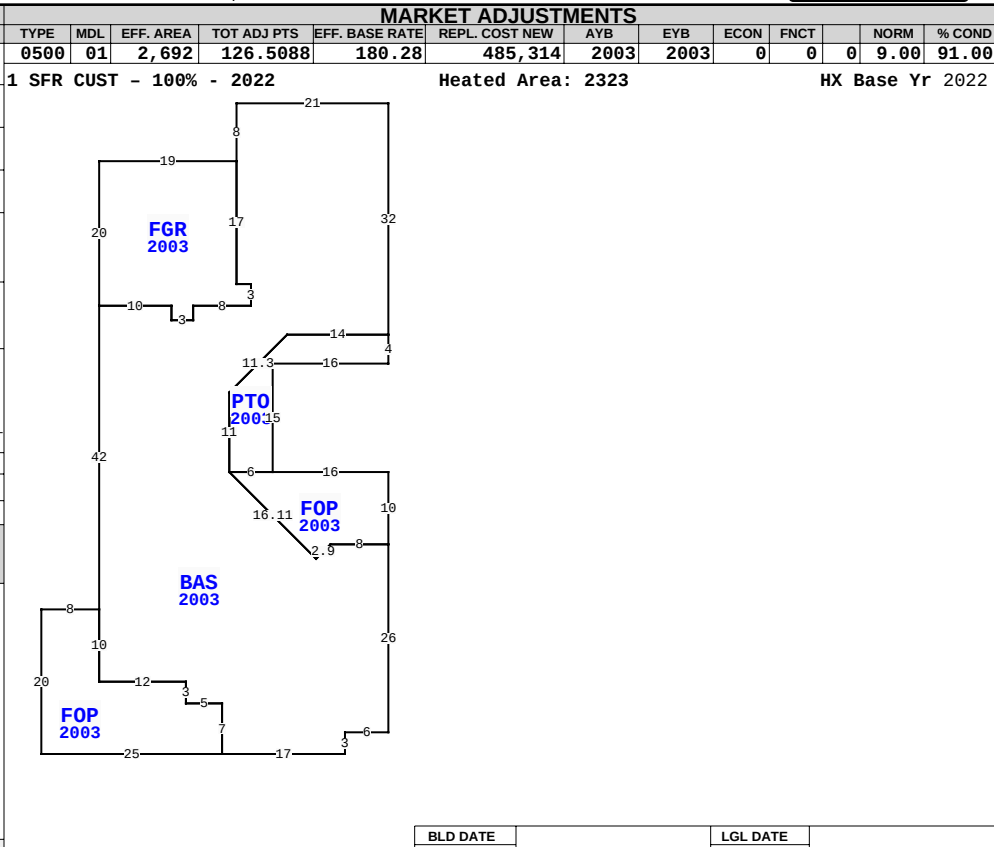
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 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	2,323	100	2,323	381,099
FGR	392	55	216	35,435
FOP	174	30	52	8,531
FOP	315	30	94	15,421
PTO	146	5	7	1,148
TOTALS	3,350		2,692	441,636

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	19	5	95.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	955.00	SF	6.50
4	0861	POOL GUNIT	0	100	13	9	117.00	SF	85.00
5	0855	CONC PAVER	0	100	0	0	278.00	SF	10.00
6	0910	SCRN RM L	0	100	0	0	541.00	SF	15.00
7	1126	CB/STC 8"	0	100	31	8	248.00	SF	8.00
8	0819	CONC 12"	0	100	4	6	24.00	SF	9.50
9	0819	CONC 12"	0	100	3	5	15.00	SF	9.50
10	0476	VF 6 SBPL	0	100	0	0	35.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	50.00



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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	441,636								
TOTAL MARKET OB/XF VALUE	19,602								
TOTAL LAND VALUE - MARKET	150,000								
TOTAL MARKET VALUE	611,238								
SOH/AGL Deduction	23,836								
ASSESSED VALUE	587,402								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	537,402								
TOTAL JUST VALUE	611,238								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	570,293								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110966	GAS	600	06/15/2011
20033117	XFOB	5,000	05/19/2003
20032575	SWIM POOL	13,000	02/25/2003
20021775	NEW CONSTR	182,000	10/14/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2458/0384	4/26/2021	WD	Q	I	02	749,000	
GRANTOR: HENTIGAN MICHAEL D &							
GRANTEE: MCPHILLIPS DOROTHY							
1271/0663	11/04/2004	WD	U	V	06	54,000	
GRANTOR: BRYLEN HOMES LTD							
GRANTEE: HENTIGAN MICHAEL D							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2003] W21 S8 FGR=[YR=2003] W19 S20 E10 S2 E3 N2 E8 N3 W2 N17 \$ S17 E2 S3 W8 S2 W3 N2 W10 S42 FOP=[YR=2003] W8 S20 E25 N7 W5 N3 W12 N10 \$ S10 E12 S3 E5 S7 E17 N3 E6 N26 FOP=[YR=2003] N10 W16 PTO=[YR=2003] N15E16N4W14 L8 D8 S11 E6\$W6 D12 R12 U2 R2 E8\$ W8 D2 L2 U12 L12 N11 U8 R8 E14N32\$.									

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