BLOCK 17 LOT 4
AMELIA PARK PHASE 1 UNIT 7
PB 6/366

PRESTON ROSS F & KATHERINE B
1863 PERIMETER PARK RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0017-0040

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	12	HARDWOOD 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	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

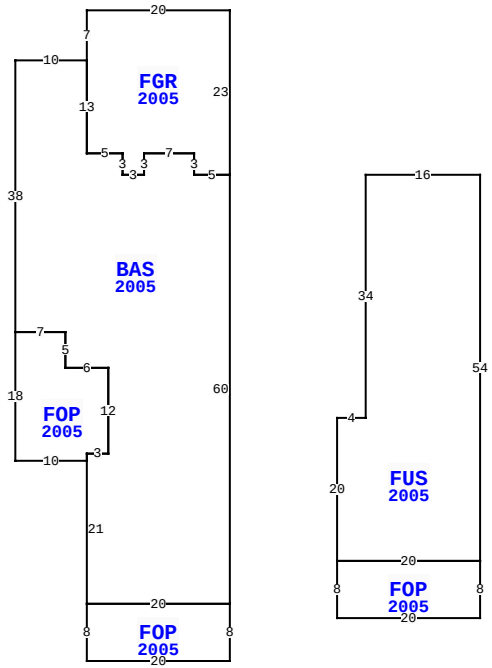
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,595	100	1,595	243,236
FGR	424	55	233	35,532
FOP	160	30	48	7,320
FOP	160	30	48	7,320
FOP	201	30	60	9,150
FUS	944	100	944	143,959
TOTALS	3,484		2,928	446,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,928	116.3250	165.76	485,345	2005	2005	0	0	0	8.00	92.00

1 SFR CUST - 100% - 2021 Heated Area: 2539 HX Base Yr 2021



1863 W PERIMETER PARK RD, FERNANDINA BEACH

BLD DATE	01/03/2007	PH	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		446,517
TOTAL MARKET OB/XF VALUE		5,855
TOTAL LAND VALUE - MARKET		132,000
TOTAL MARKET VALUE		584,372
SOH/AGL Deduction		149,630
ASSESSED VALUE		434,742
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		384,742
TOTAL JUST VALUE		584,372
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		548,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042326	GAS	1,000	12/13/2004
20041925	NEW CONSTR	2,000	10/20/2004
20041874	H/AC	7,000	10/15/2004
20041171	NEW CONSTR	224,000	06/25/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2398/1796	10/06/2020	WD	Q	I	02	620,000
GRANTOR: MORIARTY ROBERT M & M						
GRANTEE: PRESTON ROSS F & KA						
2198/0588	5/21/2018	WD	Q	I	01	480,000
GRANTOR: ROBSON JOHN D &						
GRANTEE: MORIARTY ROBERT M &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2005] W20 S7 BAS=[YR=2005] W10 S38 FOP=[YR=2005] S18 E10 N1 E3 N12 W6 N5 W7 $ E7 S5 E6 S12 W3 S21 FOP=[YR=2005] S8 E20 N8 W20 $ E20 N60 W5 N3 W7 S3 W3 N3 W5 N13 $ S13 E5 S3 E3 N3 E7 S3 E5 N23 $ PTR= E15 S57 FUS=[YR=2005] E4 N34 E16 S54 FOP=[YR=2005] S8 W20 N8 E20 $ W20 N20 $ W15 N57$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	27	270	
3	0825	BRICK	0	100	3	10	30.00	SF	12.50	12.50	100	2005	2005	3	96	360	
4	0810	CONCRETE A	0	100	7	5	35.00	SF	6.50	6.50	100	2005	2005	3	87	198	
5	0810	CONCRETE A	0	100	19	16	304.00	SF	6.50	6.50	100	2005	2005	3	87	1,719	
6	0810	CONCRETE A	0	100	4	7	28.00	SF	6.50	6.50	100	2005	2005	3	87	158	

LAND DESCRIPTION

TOTAL OB/XF 5,855

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	44.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	132,000							

REVIEW DATE 04/09/2018 BY DJX Total Acres: 0.00 Total Land Value: 132,000 Market: 0 Agricultural: 0 Common: 132,000 PRINTED 08/02/2023 BY SYS