

BLOCK 18 LOT 4
IN OR 1985/725
AMELIA PARK PHASE 1 UNIT 7

HESS ROSALYN L
1887 PERIMETER PARK RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0018-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	16	EPOXY STRP 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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
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NEIGHBORHOOD/LOC	1031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,385	100	1,385	215,050
FDG	484	60	290	45,028
FOP	145	30	44	6,832
FUS	344	100	344	53,413
FUS	1,043	100	1,043	161,947
UOP	233	20	47	7,297
UOP	233	20	47	7,297
TOTALS	3,867		3,200	496,866

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0810	CONCRETE A	0 100	0	0	600.00	SF	6.50	6.50	100	2006	2006	3	88	3,432	
2	0825	BRICK	0 100	0	0	180.00	SF	12.50	12.50	100	2006	2006	3	97	2,183	
3	0825	BRICK	0 100	0	0	175.00	SF	12.50	12.50	100	2006	2006	3	97	2,122	
4	1241	WD DECK G	0 100	22	4	88.00	UT	11.50	11.50	100	2006	2006	3	48	486	
5	1242	WD DECK A	0 100	3	16	48.00	SF	10.00	10.00	100	2006	2006	3	31	149	
6	0462	ST/AL FNC	0 100	0	0	480.00	SF	10.00	10.00	100	2016	2016	3	84	4,032	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,200	117.7968	167.86	537,152	2006	2006	0	0	7.50	92.50
1 SFR CUST - 100% - 2016 Heated Area: 2772 HX Base Yr 2016											

1887 W PERIMETER PARK RD, FERNANDINA BEACH											
TOTAL OB/XF 12,404											

TOTAL OB/XF 12,404											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	52.00	FF	1.00

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 496,866											
TOTAL MARKET OB/XF VALUE 12,404											
TOTAL LAND VALUE - MARKET 156,000											
TOTAL MARKET VALUE 665,270											
SOH/AGL Deduction 214,125											
ASSESSED VALUE 451,145											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 401,145											
TOTAL JUST VALUE 665,270											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 622,253											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160139	120 ALFNC	0	01/20/2016
20060918	OTHER	1,000	04/28/2006
20060849	GAS	250	04/24/2006
20052416	H/AC	0	08/09/2005
20052028	H/AC	8,000	06/20/2005
20051642	ELEC OTHER	2,000	04/20/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1985/0725	6/08/2015	WD	Q	I	01	507,000	
GRANTOR: DAVIES CHARLES M & LE							
GRANTEE: HESS ROSALYN L							
1671/1545	3/22/2010	WD	U	I	11	100	
GRANTOR: CHAPMAN RICK JR & CAT							
GRANTEE: DAVIES CHARLES M &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] N23 E3 N15 W3 N28 W8 FOP=[YR=2006] S30E8 N1W17S9E16N8E1\$ W1S8 W16S9W3S17E3S2 UOP=[YR=2006] S30E8 N23W1N7W7\$E7S7E1S23E17\$ PTR= E15 UOP=[YR=2006] N30 FUS=[YR=2006] N2W3 N17E28S49W17N23 W1 N7W7\$E7S7E1 S23W8\$W15\$ PTR=N80E3 FDG=[YR=2006] N22 W2S22 E22\$ PTR=E14 FUS=[YR=2006] N7 W5N8 E5 N7 E12 S7 E5 S8 W5 S7 W12\$ W14\$W3S80\$.											