

BLOCK 18 LOT 8
IN OR 2218/1303
AMELIA PARK PHASE 1 UNIT 7

MUTHERSBAUGH JEFFRY E & MARYAN
1913 PERIMETER PARK RD W
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0018-0080



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 70
Interior Floor	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	03	Quality Level 03
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	1,926	100	1,926	275,838
FGR	570	55	314	44,971
FOP	200	30	60	8,593
FOP	353	30	106	15,181
FOP	358	30	107	15,324
FUS	869	100	869	124,456

TOTALS	4,276		3,382	484,362
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	0	0	421.00	SF	6.50	
3	0825	BRICK	0 100	6	5	30.00	SF	12.50	
4	1127	BRICK 8"	0 100	0	0	126.00	SF	11.00	
5	0462	ST/AL FNC	0 100	35	3	105.00	SF	10.00	

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	52.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,382	108.6520	154.83	523,635	2006	2006	0	0	7.50	92.50
1 SFR CUST - 100% - 2019											
Heated Area: 2795											
HX Base Yr 2019											

1913 W PERIMETER PARK RD, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
2									
STANDARD									
VALUATION BY									
Tax Group: 2									
Tax Dist:									
BUILDING MARKET VALUE									
484,362									
TOTAL MARKET OB/XF VALUE									
7,805									
TOTAL LAND VALUE - MARKET									
156,000									
TOTAL MARKET VALUE									
648,167									
SOH/AGL Deduction									
141,883									
ASSESSED VALUE									
506,284									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
456,284									
TOTAL JUST VALUE									
648,167									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
608,318									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062652	OTHER	98	12/01/2006
20061937	GAS	300	08/18/2006
20061896	H/AC	11,100	08/10/2006
20061798	NEW CONSTR	2,000	07/27/2006
20061514	NEW CONSTR	10,359	06/29/2006
20061315	NEW CONSTR	410,000	06/12/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2218/1303	8/16/2018	WD	Q	I	01	639,000	
GRANTOR: MURDOCK RICHARD B & J							
GRANTEE: MUTHERSBAUGH JEFFRY							
2151/1766	10/03/2017	WD	Q	I	01	550,000	
GRANTOR: LATHBURY SEAN L & GIN							
GRANTEE: MURDOCK RICHARD B &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] N70 FGR=[YR=2006] N21 W30 S9 FOP=[YR=2006] W4 S35 E4 N23 E6N10W6 N2S\$2E6S 10E24\$ W30S37FOP=[YR=2006] W5S33E12N14W2N18W5N1\$S1E5S18E2 S14 E8 S2 E7 N2 E8\$ PTR= E15 FOP=[YR=2006] N33 E10 FUS=[YR=2006] E7 N4 E18 S37 W23 N14W2 N19\$ S19 E2 S14 W12\$ W15\$.									