

BLOCK 18 LOT 9
IN OR 2063/1727
AMELIA PARK PHASE 1 UNIT 7

NEDELCO BOGDAN & DANA
1917 PERIMETER PARK RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0018-0090



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	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,930	100	1,930	280,866
FGR	460	55	253	36,818
FOP	299	30	90	13,097
FOP	299	30	90	13,097
FUS	1,174	100	1,174	170,848
STR	28	10	3	436

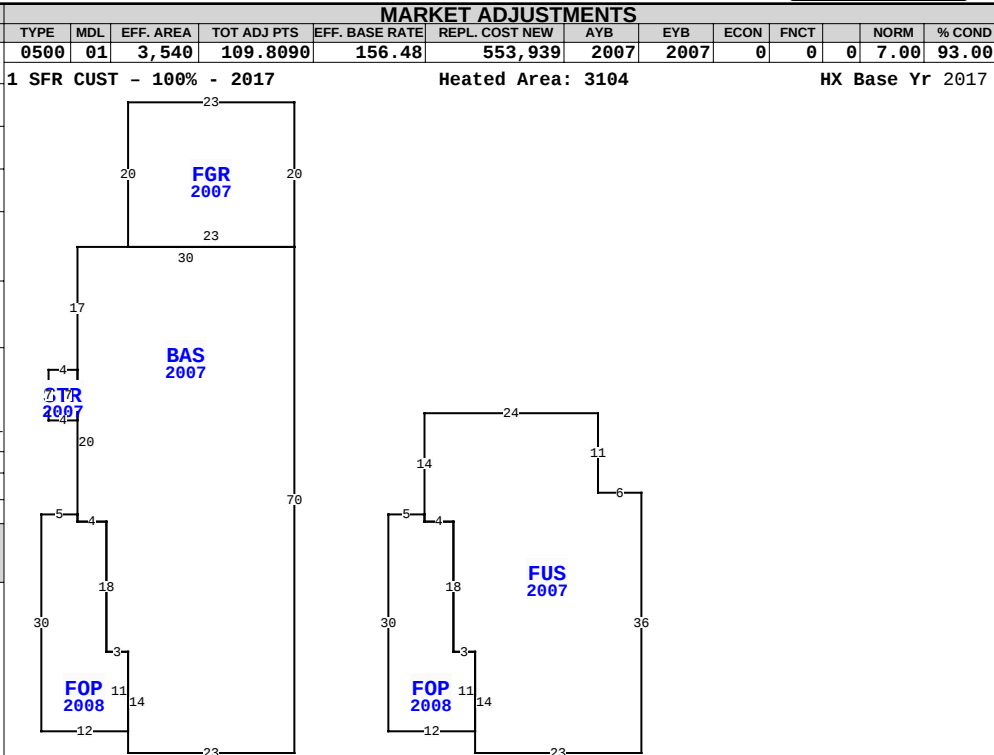
TOTALS	4,190		3,540	515,163
--------	-------	--	-------	---------

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	18	22	396.00	SF	7.80	7.80	100	2007	2007	3	89	2,749	
2	0825	BRICK	0 100	10	4	40.00	SF	12.50	12.50	100	2007	2007	3	97	485	
3	1127	BRICK 8"	0 100	0	0	112.00	SF	11.00	11.00	100	2007	2007	3	97	1,195	
4	0462	ST/AL FNC	0 100	58	3	174.00	SF	10.00	10.00	100	2007	2007	3	52	905	
5	0462	ST/AL FNC	0 100	120	5	600.00	SF	10.00	10.00	100	2008	2008	3	56	3,360	
6	0861	POOL GUNIT	0 100	0	0	382.00	SF	85.00	85.00	100	2008	2008	3	56	18,183	
7	0845	KOOL DECK	0 100	0	0	898.00	SF	7.25	7.25	100	2008	2008	3	90	5,859	
8	0871	POOL HTR R	0 100	0	0	1.00	UT	4,000.00	4,000.00	100	2008	2008	3	40	1,600	
9	0825	BRICK	0 100	0	0	130.00	SF	25.00	25.00	100	2008	2008	3	97	3,153	

LAND DESCRIPTION		
L N	USE CODE	CLS

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	52.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	156,000							



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

1917 W PERIMETER PARK RD, FERNANDINA BEACH
--

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
396.00	SF	7.80	7.80	100	2007	2007	3	89	2,749	
40.00	SF	12.50	12.50	100	2007	2007	3	97	485	
112.00	SF	11.00	11.00	100	2007	2007	3	97	1,195	
174.00	SF	10.00	10.00	100	2007	2007	3	52	905	
600.00	SF	10.00	10.00	100	2008	2008	3	56	3,360	
382.00	SF	85.00	85.00	100	2008	2008	3	56	18,183	
898.00	SF	7.25	7.25	100	2008	2008	3	90	5,859	
1.00	UT	4,000.00	4,000.00	100	2008	2008	3	40	1,600	
130.00	SF	25.00	25.00	100	2008	2008	3	97	3,153	

NASSAU COUNTY PROPERTY		
PAGE 1 of 1		
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		515,163
TOTAL MARKET OB/XF VALUE		37,489
TOTAL LAND VALUE - MARKET		156,000
TOTAL MARKET VALUE		708,652
SOH/AGL Deduction		177,842
ASSESSED VALUE		530,810
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		480,810
TOTAL JUST VALUE		708,652
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		657,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080314	XFOB	2,055	02/29/2008
20080171	OTHER	1,000	02/06/2008
20080172	ELEC OTHER	750	02/06/2008
20080170	SWIM POOL	31,150	02/06/2008
20070383	OTHER	1,000	03/02/2007
20062068	NEW CONSTR	10,174	09/09/2006

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2063/1727	8/08/2016	WD Q
		I I
		RSN CD
		SALE PRICE
		01
		569,000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2063/1727	8/08/2016	WD	Q	I	01	569,000
GRANTOR: MULLIN KELLY WEEKS						
GRANTEE: NEDELCO BOGDAN & DA						
1928/1754	7/21/2014	WD	Q	I	01	447,000
GRANTOR: PAGE DAVID P JR & KIM						
GRANTEE: MULLIN KELLY WEEKS						

BUILDING NOTES		
----------------	--	--

BUILDING DIMENSIONS	
BAS=[YR=2007] N70 FGR=[YR=2007] N20W23S20 E23W30S17	
STR=[YR=2007] W4S7E4N7S 20 FOP=[YR=2008] W5S30E12N11W3N18W4	
N1S S1E4S18E3S14E23S PTR=E25 FUS=[YR=2007] E23N36W6N11W24S14	
FOP=[YR=2008] W5S30E12N11W3N18W4N1S S1E4S18E3S14S W25S.	