

BLOCK 19 LOT 1
IN OR 1904/1119
AMELIA PARK PHASE 2 UNIT 8

MULLINS JUDITH ANN
1845 HOMETOWN DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0019-0010



BUILDING CHARACTERISTICS			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	15	HARDTILE	60		
Interior Floo	14	CARPET	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		3.5	100		
Frame	02	WOOD FRAME	100		
Stories	1.5	1.5	100		
Units		0	100		
Occupancy	00	NONE	100		
Quality			06	Quality Level	06
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	1,618	100	1,618	268,864	
BAS	185	100	185	30,742	
FDG	441	60	265	44,035	
FOP	277	30	83	13,792	
FST	116	55	64	10,635	
FUS	979	100	979	162,681	
PTO	119	5	6	997	
TOTALS	3,735		3,200	531,745	

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	126.7484	180.62	577,984	2005	2005	0	0	8.00	92.00

1 SFR CUST - 100% - 2015

Heated Area: 2782

HX Base Yr 2015

FDG 2005

BAS 2016

PTO 2005

BAS 2005

FST 2005

FUS 2005

FOP 2005

BLD DATE		LGL DATE	
YE DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				531,745		
TOTAL MARKET OB/XF VALUE				22,924		
TOTAL LAND VALUE - MARKET				138,000		
TOTAL MARKET VALUE				692,669		
SOH/AGL Deduction				235,703		
ASSESSED VALUE				456,966		
TOTAL EXEMPTION VALUE				HX HB WX 55,000		
BASE TAXABLE VALUE				401,966		
TOTAL JUST VALUE				692,669		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				644,447		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0855	CONC PAVER	0	100	0	0	1,024.00	SF	7.00	7.00	
3	0825	BRICK	0	100	20	5	100.00	SF	12.50	12.50	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	
5	1075	TRELLIS G	0	100	12	10	120.00	SF	35.00	35.00	
6	1075	TRELLIS G	0	100	10	4	40.00	SF	35.00	35.00	
9	0478	VF 6 SLAT	0	100	0	0	102.00	LF	15.00	15.00	
10	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	
11	0450	PREFAB FNC	0	100	18	6	108.00	LF	8.00	8.00	
12	0825	BRICK	0	100	0	0	78.00	SF	12.50	12.50	

LAND DESCRIPTION				TOTAL OB/XF										22,924										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	46.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	138,000							