

BLOCK 21 LOT 3
IN OR 1325/372
AMELIA PARK PHASE 2 UNIT 8

BERTSCH JOHN P & BEVERLY C
1755 BURNHAM LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0021-0030



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	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

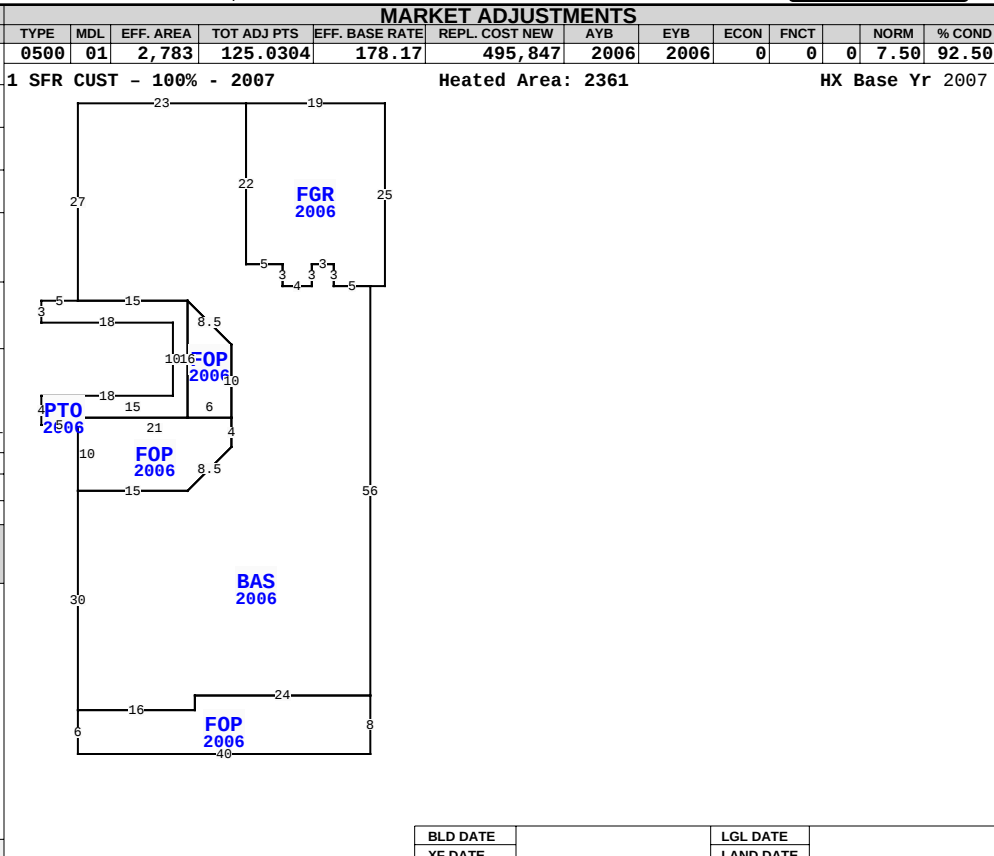
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,361	100	2,361	389,110
FGR	451	55	248	40,872
FOP	78	30	23	3,791
FOP	192	30	58	9,559
FOP	288	30	86	14,174
PTO	145	5	7	1,153

TOTALS	3,515		2,783	458,658
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	24	17	408.00	SF	6.50
2	0810	CONCRETE A	0	100	31	3	93.00	SF	6.50
3	0825	BRICK	0	100	2	5	10.00	SF	25.00
4	1127	BRICK 8"	0	100	30	6	180.00	SF	11.00
5	0861	POOL GUNIT	0	100	18	10	180.00	SF	85.00
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
8	0910	SCRN RM L	0	100	22	16	352.00	SF	15.00

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	55.00



1755 BURNHAM LN, FERNANDINA BEACH

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

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	24	17	408.00	SF	6.50	6.50	100	2006	2006	3	88	2,334	
2	0810	CONCRETE A	0	100	31	3	93.00	SF	6.50	6.50	100	2006	2006	3	88	532	
3	0825	BRICK	0	100	2	5	10.00	SF	25.00	25.00	100	2006	2006	3	97	243	
4	1127	BRICK 8"	0	100	30	6	180.00	SF	11.00	11.00	100	2006	2006	3	97	1,921	
5	0861	POOL GUNIT	0	100	18	10	180.00	SF	85.00	85.00	100	2006	2006	3	48	7,344	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	31	620	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	31	310	
8	0910	SCRN RM L	0	100	22	16	352.00	SF	15.00	15.00	100	2006	2006	3	31	1,637	

TOTAL OB/XF										14,941							
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
1	000100	C	SFR	100		PUD	0.00	0.00	55.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	165,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 2		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										458,658		
TOTAL LAND VALUE - MARKET										14,941		
TOTAL MARKET VALUE										165,000		
SOH/AGL Deduction										638,599		
ASSESSED VALUE										241,797		
TOTAL EXEMPTION VALUE										HX HB		
BASE TAXABLE VALUE										50,000		
TOTAL JUST VALUE										346,802		
NCON VALUE										638,599		
INCOME VALUE										0		
PREVIOUS YEAR MKT VALUE										600,641		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062132	SWIM POOL	15,000	09/18/2006
20060885	XFOB	3,950	04/26/2006
20053147	SWIM POOL	22,000	12/09/2005
20053133	GAS	1,000	12/08/2005
20052993	ELEC OTHER	1,000	11/10/2005
20052527	NEW CONSTR	2,000	08/25/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1325/0375	6/13/2005	WD	Q	V		93,300
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: BERTSCH JOHN P & BE						
1210/1297	2/26/2004	WD	U	V	19	274,000
GRANTOR: AMELIA PARK DEVELOPME						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=2006] N8 BAS=[YR=2006] N56 FGR=[YR=2006] E2N25 W19 S22 E5 S3 E4 N3 E3 S3 E5\$ W5N3 W3 S3 W4 N3 W5 N22 W23S27 PTO=[YR=2006] W5S3E18 S10W18S4E5N1E15N16W15\$ E15 FOP=[YR=2006] S16E6N10 U6 L6 \$ R6 D6 S10 FOP=[YR=2006] W21S10E15 U6 R6 N4 \$S4 D6 L6 W15 S30E16N2E24\$W24S2 W16S6E40\$.									