BLOCK 22 LOT 3
AMELIA PARK PHASE 2 UNIT 8
PB 6/391

MEYER ANITA L & CRAIG W
1783 HEATHER ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0022-0030

BUILDING CHARACTERISTICS

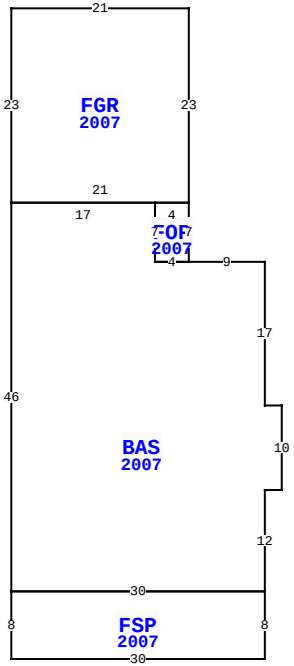
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,309	100	1,309	231,517
FGR	483	55	266	47,047
FOP	28	30	8	1,415
FSP	240	40	96	16,979
TOTALS	2,060		1,679	296,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,679	131.3400	187.16	314,242	2007	2010	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2021 Heated Area: 1309 HX Base Yr 2021



1783 HEATHER ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		296,959
TOTAL MARKET OB/XF VALUE		5,939
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		422,898
SOH/AGL Deduction		57,429
ASSESSED VALUE		365,469
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		315,469
TOTAL JUST VALUE		422,898
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062737	OTHER	1,900	12/13/2006
20060905	GAS	895	04/27/2006
20060675	H/AC	4,205	04/01/2006
20060446	NEW CONSTR	2,000	03/06/2006
20060388	NEW CONSTR	6,875	02/23/2006
20053175	DEMOLITION	0	12/14/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2324/1879	12/12/2019	WD	Q	I	02	390,000
GRANTOR: AUSTIN FAMILY TRUST						
GRANTEE: MEYER ANITA L & CRA						
2267/1992	4/05/2019	WD	U	I	11	100
GRANTOR: AUSTIN MUFFIE CAROL						
GRANTEE: AUSTIN FAMILY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2007] W21S23 BAS=[YR=2007] S46 FSP=[YR=2007] S8E30N8W30$E30N12E2N10 W2N17W9 FOP=[YR=2007] N7W4S7E4$W4N7 W17$E21N23$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0810	CONCRETE A	0	100	9	5	45.00	SF	6.50	6.50	100	2007	2007	3	89	260	
3	0810	CONCRETE A	0	100	0	0	425.00	SF	6.50	6.50	100	2007	2007	3	89	2,459	

LAND DESCRIPTION

TOTAL OB/XF 5,939

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	40.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	120,000							

REVIEW DATE 04/11/2018 BY DJX Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS