

BLOCK 22 LOT 7
AMELIA PARK PHASE 2 UNIT 8
PB 6/391

ALBRECHT TAMI JO/LAFONTAINE RAYMOND HARRY
1725 HOWARD LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0022-0070



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2													
Exterior Wall	10	ABOVE AVG 100	0500	11	3,950	147.6144	210.35	830,882	2008	2013	0	0	0	4.00	96.00	VALUATION BY STANDARD												
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2021													Heated Area: 3294 HX Base Yr 2021												
Roof Cover	12	MODULAR MT 100															Tax Group: 2 Tax Dist:											
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 797,647											
Interior Floo	12	HARDWOOD 80															TOTAL MARKET OB/XF VALUE 19,361											
Interior Floo	15	HARDTILE 20															TOTAL LAND VALUE - MARKET 120,000											
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 937,008											
Heating Type	04	AIR DUCTED 100	SOH/AGL Deduction 297,265																									
Bedrooms	4	100	ASSESSED VALUE 639,743																									
Bathrooms	5	100	TOTAL EXEMPTION VALUE HX HB WR 55,000																									
Frame	02	WOOD FRAME 100	BASE TAXABLE VALUE 584,743																									
Stories	1.5	1.5 100	TOTAL JUST VALUE 937,008																									
Units	0	100	NCON VALUE 0																									
Quality 05 Quality Level 05			INCOME VALUE																									
DOR CODE 0100 SINGLE FAMILY			PREVIOUS YEAR MKT VALUE 870,377																									
MAP NUM MKT AREA 01																												
NEIGHBORHOOD/LOC 1031.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,754	100	1,754	354,196																								
BAS	492	100	492	99,352																								
FDG	738	60	443	89,458																								
FOP	386	30	116	23,425																								
FUS	1,048	100	1,048	211,629																								
STR	16	10	2	404																								
UOP	88	20	18	3,635																								
UOP	386	20	77	15,549																								
TOTALS	4,908		3,950	797,647																								
EXTRA FEATURES					1725 HOWARD LN, FERNANDINA BEACH																							
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	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255														
2	0810	CONCRETE A	0 100	19 22	418.00	SF	6.50	6.50	100	2008	2008	3	90	2,445														
3	0825	BRICK	0 100	14 8	112.00	SF	12.50	12.50	100	2008	2008	3	97	1,358														
4	0825	BRICK	0 100	0 0	650.00	SF	12.50	12.50	100	2008	2008	3	97	7,881														
5	1127	BRICK 8"	0 100	0 0	54.00	SF	11.00	11.00	100	2008	2008	3	97	576														
6	1243	WD DECK F	0 100	6 12	72.00	SF	8.00	8.00	100	2008	2008	3	40	230														
7	0450	PREFAB FNC	0 100	113 5	565.00	LF	8.00	8.00	100	2008	2008	3	40	1,808														
8	0450	PREFAB FNC	0 100	113 5	565.00	LF	8.00	8.00	100	2008	2008	3	40	1,808														
TOTAL OB/XF 19,361																												
LAND DESCRIPTION																												
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	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																												