BLOCK 23 LOT 1
AMELIA PARK PHASE 2 UNIT 8
PB 6/391

BERNHARD BERL REVOCABLE TRUST/BERNHARD KAREN WILLI
PO BOX 752
FERNANDINA BEACH, FL 32035

2023

00-00-31-102P-0023-0010

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

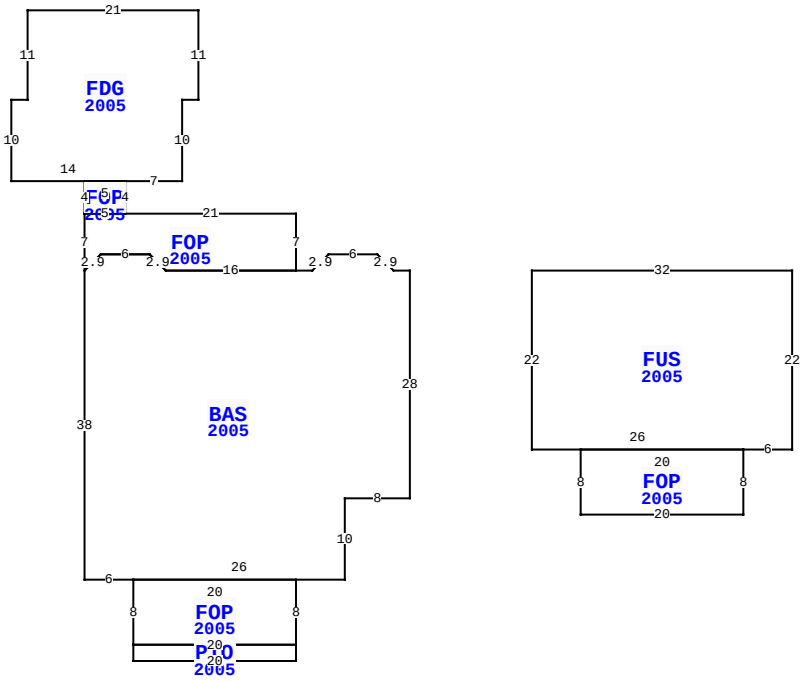
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,472	100	1,472	242,097
FDG	441	60	265	43,584
FOP	20	30	6	987
FOP	160	30	48	7,895
FOP	160	30	48	7,895
FOP	166	30	50	8,224
FUS	704	100	704	115,786
PTO	40	5	2	329
TOTALS	3,163		2,595	426,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,595	125.4528	178.77	463,908	2005	2005	0	0	0	8.00	92.00

1 SFR CUST – 0% - 0 Heated Area: 2176 HX Base Yr



1799 SCHOOL ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	426,795
TOTAL MARKET OB/XF VALUE	9,568
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	616,363
SOH/AGL Deduction	9,561
ASSESSED VALUE	606,802
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	606,802
TOTAL JUST VALUE	616,363
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	579,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051337	GAS	1,000	03/02/2005
20051274	NEW CONSTR	2,000	02/18/2005
20051058	H/AC	6,000	01/14/2005
20042121	NEW CONSTR	7,000	11/10/2004
20041870	NEW CONSTR	165,000	10/15/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2291/1503	7/19/2019	WD	Q	I	02	575,000
GRANTOR: NOAH DENIS H & BRENDA						
GRANTEE: BERNHARD BERL & KAR						
1719/0202	1/07/2011	WD	U	I	35	346,000
GRANTOR: HOLLAND JERALD C & JO						
GRANTEE: NOAH DENIS H & BREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W2 U2 L2 W6 D2 L2 W2 FOP=[YR=2005] N7 W21 FOP=[YR=2005] N4 FDG=[YR=2005] E7 N10 E2 N11 W21 S11 W2 S10 E14 $ W5 S4 E5 $ W5 S7 U2 R2 E6 D2 R2 E16$ W16 U2 L2 W6 D2 L2 S38 E6 FOP=[YR=2005] S8 PTO=[YR=2005] S2 E20 N2 W20 $ E20 N8 W20 $ E26 N10 E8 N28 $ PTR= E15 FUS=[YR=2005] E32 S22 W6 FOP=[YR=2005] S8 W20 N8 E20 $ W26 N22 $ W15 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0810	CONCRETE A	0	0	0	0	800.00	SF	6.50	6.50	100	2005	2005	3	87	4,524	
3	0825	BRICK	0	0	23	6	138.00	SF	12.50	12.50	100	2005	2005	3	96	1,656	
4	0810	CONCRETE A	0	0	5	6	30.00	SF	6.50	6.50	100	2005	2005	3	87	170	
5	0810	CONCRETE A	0	0	4	3	12.00	SF	6.50	6.50	100	2005	2005	3	87	68	

LAND DESCRIPTION

TOTAL OB/XF 9,568

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	0	0003	PUD	0.00	0.00	60.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	180,000							

REVIEW DATE 04/11/2018 BY DJX Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS