

BLOCK 23 LOT 8
L/E OR 1680/586
AMELIA PARK PHASE 2 UNIT 8

ZVOCH MARGARET L/E/
1855 HOWARD LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0023-0080



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	19	MARBLE 100
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.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01

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

TOTALS	3,613		2,860	577,653
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00
4	0825	BRICK	0	100	9	6	54.00	SF	12.50	12.50
5	0819	CONC 12"	0	100	9	3	27.00	SF	9.50	9.50
6	0861	POOL GUNIT	0	100	13	10	130.00	SF	85.00	85.00
7	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00
8	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00
9	0911	SCRN RM A	0	100	0	0	308.00	SF	17.50	17.50
10	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50
11	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100		PUD	0.00	0.00	50.00	FF

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0500	01	2,860	154.0660	219.54	627,884	2005	2005	0	0	8.00
1 SFR CUST - 100% - 2006										
Heated Area: 2437										
HX Base Yr 2006										

1855 HOWARD LN, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF										
12,552										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100		PUD	0.00	0.00	50.00	FF

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			577,653
TOTAL MARKET OB/XF VALUE			14,384
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			742,037
SOH/AGL Deduction			266,320
ASSESSED VALUE			475,717
TOTAL EXEMPTION VALUE			55,000
BASE TAXABLE VALUE			420,717
TOTAL JUST VALUE			742,037
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			694,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052732	SWIM POOL	14,000	09/26/2005
20052733	NEW CONSTR	1,000	09/26/2005
20052479	GAS	1,000	08/18/2005
20052326	NEW CONSTR	2,000	07/29/2005
20052260	H/AC	6,000	07/19/2005
20051754	NEW CONSTR	1,000	05/09/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1680/0586	5/18/2010	WD	U	I	14	100
GRANTOR: ZVOCH THOMAS B & MARG						
GRANTEE: ZVOCH THOMAS B & MA						
1296/1598	2/22/2005	WD	Q	V		93,400
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: ZVOCH THOMAS B & MA						

BUILDING NOTES										
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BUILDING DIMENSIONS										
FGR=[YR=2005] W19 BAS=[YR=2005] N3 W21 S30 FOP=[YR=2005] S9 PTO=[YR=2005] W3 S4 E13 S11 W12 S4 E16FOP=[YR=2005] R6 U6 N13 W6S19\$N19W14\$ E20N3 U6 L6 W14\$ E14 R6 D6 S16 D6 L6 W14 S30 FOP=[YR=2005] S6 E40 N8 W24 S2 W16 \$ E16 N2 E24N61 W8 S2 W4 S2 W7 N26 \$ S26 E7 N2 E4 N2 E8 N22 \$.										

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