

BLOCK 23 LOT 9
IN OR 1380/1890
AMELIA PARK PHASE 2 UNIT 8

FITZGERALD GUY A
1417 SADLER ROAD #190
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0023-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

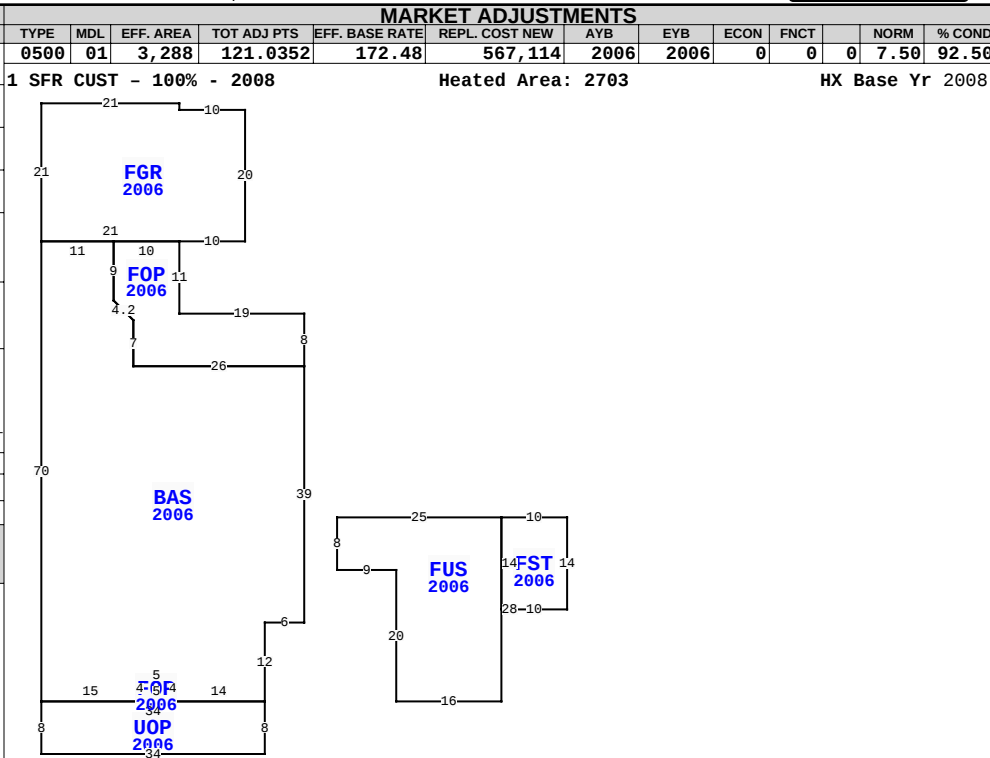
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,183	100	2,183	348,285
FGR	641	55	353	56,319
FOP	20	30	6	957
FOP	317	30	95	15,157
FST	140	55	77	12,285
FUS	520	100	520	82,963
UOP	272	20	54	8,615

TOTALS	4,093		3,288	524,580
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	28	10	280.00	SF	6.50	6.50
2	0825	BRICK	0 100	7	4	28.00	SF	12.50	12.50
3	0861	POOL GUNIT	0 100	0	0	277.00	SF	85.00	85.00
4	0871	POOL HTR R	0 100	0	0	1.00	UT	4,000.00	4,000.00
5	0845	KOOL DECK	0 100	0	0	215.00	SF	15.59	15.59
6	0825	BRICK	0 100	10	3	30.00	SF	12.50	12.50
7	1127	BRICK 8"	0 100	53	6	318.00	SF	11.00	11.00
8	1243	WD DECK F	0 100	3	8	24.00	SF	8.00	8.00

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	50.00



1835 HOWARD 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	28	10	280.00	SF	6.50	6.50	100	2006	2006	3	88	1,602	
2	0825	BRICK	0 100	7	4	28.00	SF	12.50	12.50	100	2006	2006	3	97	340	
3	0861	POOL GUNIT	0 100	0	0	277.00	SF	85.00	85.00	100	2006	2006	3	48	11,302	
4	0871	POOL HTR R	0 100	0	0	1.00	UT	4,000.00	4,000.00	100	2006	2006	3	31	1,240	
5	0845	KOOL DECK	0 100	0	0	215.00	SF	15.59	15.59	100	2006	2006	3	88	2,949	
6	0825	BRICK	0 100	10	3	30.00	SF	12.50	12.50	100	2006	2006	3	97	364	
7	1127	BRICK 8"	0 100	53	6	318.00	SF	11.00	11.00	100	2006	2006	3	97	3,393	
8	1243	WD DECK F	0 100	3	8	24.00	SF	8.00	8.00	100	2006	2006	3	31	60	

TOTAL OB/XF										21,250						
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
1	000100	C	SFR	100		PUD	0.00	0.00	50.00	FF		1.00	1.00	1.00	3,000.00	3,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1 2						
VALUATION SUMMARY										STANDARD						
VALUATION BY										Tax Group: 2 Tax Dist:						
BUILDING MARKET VALUE										524,580						
TOTAL MARKET OB/XF VALUE										21,250						
TOTAL LAND VALUE - MARKET										150,000						
TOTAL MARKET VALUE										695,830						
SOH/AGL Deduction										297,266						
ASSESSED VALUE										398,564						
TOTAL EXEMPTION VALUE										55,000						
BASE TAXABLE VALUE										343,564						
TOTAL JUST VALUE										695,830						
NCON VALUE										0						
INCOME VALUE																
PREVIOUS YEAR MKT VALUE										651,433						

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120255	ELEC OTHER	1,005	02/15/2012
20110228	H/AC	4,030	02/16/2011
20062268	OTHER	104	10/03/2006
20061962	SWIM POOL	25,450	08/22/2006
20061963	ELEC OTHER	700	08/22/2006
20061262	NEW CONSTR	4,000	06/05/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1380/1890	1/11/2006	WD	U	V	21	131,100	
GRANTOR: BRYLEN HOMES LTD							
GRANTEE: FITZGERALD GUY A &							
1222/0521	4/14/2004	WD	U	V	19	75,000	
GRANTOR: AMELIA PARK DEVELOPME							
GRANTEE: BRYLEN HOMES LTD							

BUILDING NOTES									
BUILDING DIMENSIONS									
UOP=[YR=2006] N8 BAS=[YR=2006] N12 E6 N39 FOP=[YR=2006] N8W19N11 FGR=[YR=2006] E10 N20W10N1W21S21E21SW10S9 D3 R3 S7E26SW26N7 U3 L3 N9W11S70E15 FOP=[YR=2006] E5N4W5S4N4E5S4E14W34 S8E34S PTR=N8E20 FUS=[YR=2006] N20 W9N8E25FST=[YR=2006] E10S14W10N14S S28W16S W20S8S.									