

BLOCK 23 LOT 10
IN OR 1351/1682
AMELIA PARK PHASE 2 UNIT 8

KOFORD JODIE A
1782 HEATHER ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0023-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 90
Roof Cover	01	MINIMUM 10
Interior Wall	05	DRYWALL 100
Interior Floo	16	EPOXY STRP 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

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Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

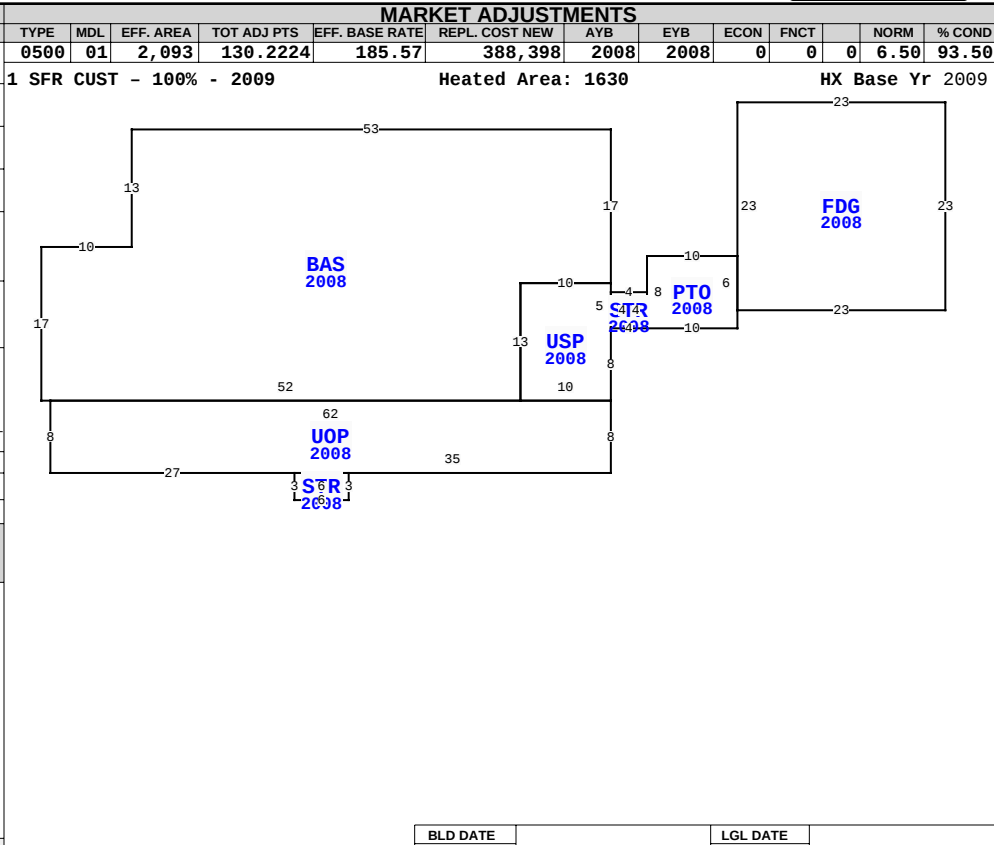
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,630	100	1,630	282,818
FDG	529	60	317	55,002
PTO	80	5	4	694
STR	16	10	2	347
STR	18	10	2	347
UOP	496	20	99	17,177
USP	130	30	39	6,767
TOTALS	2,899		2,093	363,152

EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W

1	0810	CONCRETE A	0	100	9	20
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LAND DESCRIPTION				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP
1	000100	C	SFR	100



1782 HEATHER ST, FERNANDINA BEACH

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

TOTAL OB/XF															1,053
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
1	000100	C	SFR	100		PUD	0.00	0.00	50.00	FF		1.00	1.00	1.00	3,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		363,152	
TOTAL MARKET OB/XF VALUE		1,053	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		514,205	
SOH/AGL Deduction		227,173	
ASSESSED VALUE		287,032	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		237,032	
TOTAL JUST VALUE		514,205	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		486,552	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080361	OTHER	1,500	03/10/2008
20071941	GAS	495	10/12/2007
20070829	ELEC OTHER	6,500	05/15/2007
20070836	H/AC	6,645	05/15/2007
20070631	OTHER	4,700	04/16/2007
20070209	CO ISSUED	145,445	02/06/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	V	RSN CD	SALE PRICE		
1351/1682	9/22/2005	WD	Q	V			80,000		

GRANTOR: AMELIA PARK DEVELOPME
GRANTEE: KOFORD JODIE A

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BUILDING NOTES									
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BUILDING DIMENSIONS									
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BAS=[YR=2008] W53S13W10S17E1 UOP=[YR=2008] S8E27
STR=[YR=2008] S3E6N3W6 \$ E35N8 USP=[YR=2008] N8
STR=[YR=2008] E4 PTO=[YR=2008] E10N2 FDG=[YR=2008] E23N23
W23S23\$ N6W10S8\$ N4W4S4\$ N5W10 S13E10\$ W62\$ E52N13E10N17\$.