BLOCK 23 LOT 11
PT OR 1721/1686
AMELIA PARK PHASE 2 UNIT 8

FOREMAN C MAURY & CARLA K
1786 HEATHER ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0023-0110

BUILDING CHARACTERISTICS

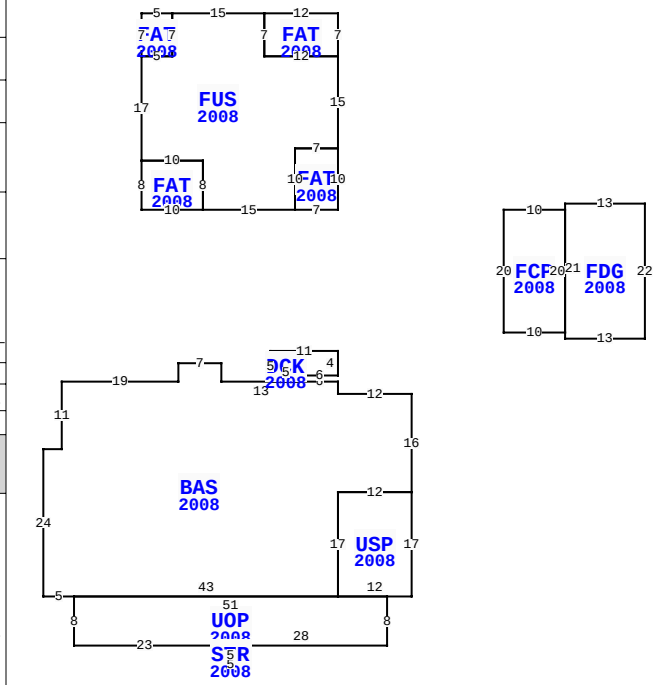
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 90
Roof Cover	01	MINIMUM 10
Interior Wall	05	DRYWALL 100
Interior Floo	16	EPOXY STRP 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,860	100	1,860	299,843
DCK	49	10	5	806
FAT	35	20	7	1,128
FAT	70	20	14	2,257
FAT	80	20	16	2,579
FAT	84	20	17	2,741
FCP	200	25	50	8,060
FDG	286	60	172	27,727
FUS	755	100	755	121,711
STR	15	10	2	323
TOTALS	4,046		3,041	490,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,041	121.6424	173.34	527,127	2008	2008	0	0	0	7.00	93.00

1 SFR CUST - 100% - 2012 Heated Area: 2669 HX Base Yr 2012



** This building has 12 Sub-Areas

1786 HEATHER ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		490,228
TOTAL MARKET OB/XF VALUE		31,297
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		671,525
SOH/AGL Deduction		288,503
ASSESSED VALUE		383,022
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		333,022
TOTAL JUST VALUE		671,525
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		622,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111446	XFOB	7,050	08/23/2011
20111123	SWIM POOL	30,000	07/05/2011
20080578	OTHER	2,100	04/11/2008
20071942	GAS	495	10/12/2007
20071853	ELEC OTHER	6,500	10/02/2007
20070926	OTHER	6,500	05/23/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1721/1686	1/21/2011	WD	Q	I	02	508,700
GRANTOR: EMBRY JOEL E & MARY M						
GRANTEE: FOREMAN C MAURY & C						
1475/1634	2/01/2007	WD	U	V	07	100
GRANTOR: AMELIA PARK DEV LLP						
GRANTEE: EMBRY JOEL E & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W12N2W6DCK=[YR=2008] N1E6N4 W11S5E5$W13N3W7S3W19S11W3S24E5 UOP=[YR=2008] S8E23 STR=[YR=2008] S3E5N3W5 $ E28N8W51$ E43 USP=[YR=2008] E12N17 W12S17$ N17E12N16$ PTR=W12N30 FAT=[YR=2008] N10 FUS=[YR=2008] N15 FAT=[YR=2008] N7W12S7E12$ W12N7W15 FAT=[YR=2008] W5S7E5N7$ S7W5S17 FAT=[YR=2008] S8E10N8W10$ E10S8E15 N10E7$ W7S10E7$ S30E12$ PTR= E15N10 FCP=[YR=2008] E10 FDG=[YR=2008] S1 E13N22W13S21$ N20W10S20$ S10 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255	
2	0825	BRICK	0	100	25	4	100.00	SF	12.50	12.50	100	2008	2008	3	97	1,213	
3	0810	CONCRETE A	0	100	10	25	250.00	SF	6.50	6.50	100	2008	2008	3	90	1,463	
4	0861	POOL GUNIT	0	100	20	12	240.00	SF	85.00	85.00	100	2011	2011	3	68	13,872	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2011	2011	3	55	2,200	
6	0845	KOOL DECK	0	100	0	0	473.00	SF	7.25	7.25	100	2011	2011	3	93	3,189	
7	0910	SCRN RM L	0	100	0	0	713.00	SF	15.00	15.00	100	2011	2011	3	55	5,882	
8	0855	CONC PAVER	0	100	8	3	24.00	SF	10.00	10.00	100	2011	2011	3	93	223	

LAND DESCRIPTION

TOTAL OB/XF 31,297

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	100	0003	PUD	0.00	0.00	50.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	150,000							

REVIEW DATE 04/11/2018 BY DJX Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS