

BLOCK 23 LOT 12
IN OR 1628/389
AMELIA PARK PHASE 2 UNIT 8

CHAUDET STEPHEN E & JUNE B
2168 21ST COURT NORTH
ARLINGTON, VA 22201

2023

00-00-31-102P-0023-0120



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	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	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

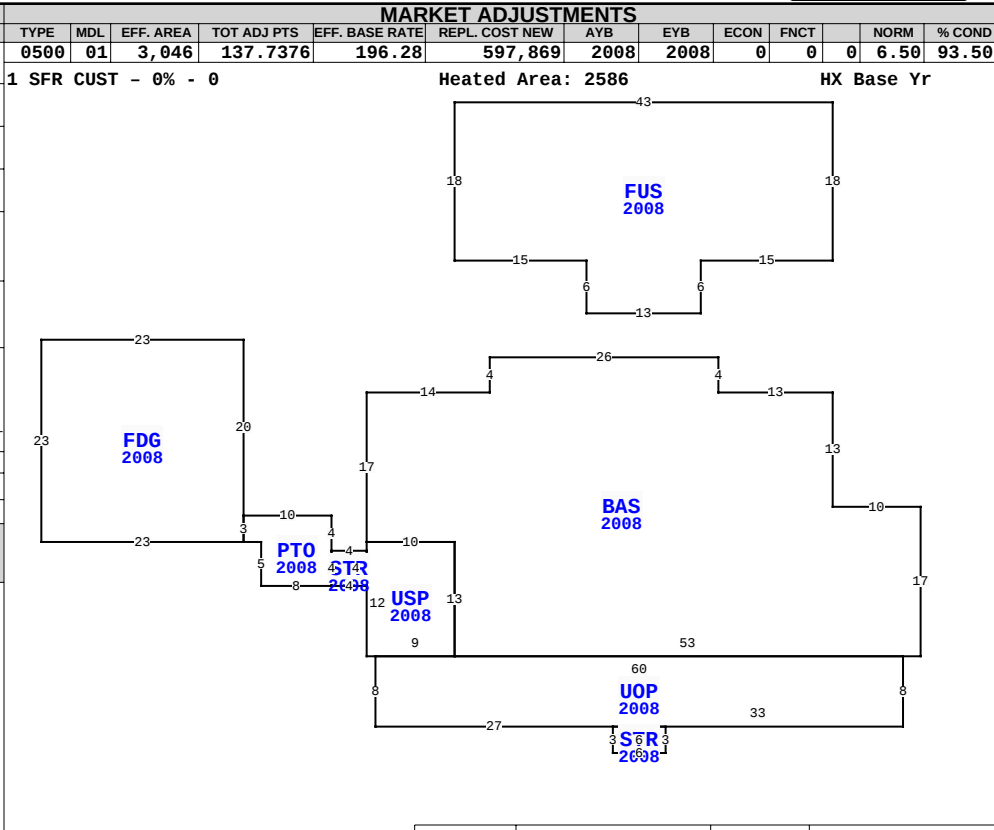
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,734	100	1,734	318,227
FDG	529	60	317	58,177
FUS	852	100	852	156,361
PTO	70	5	4	734
STR	16	10	2	367
STR	18	10	2	367
UOP	480	20	96	17,618
USP	130	30	39	7,157
TOTALS	3,829		3,046	559,008

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255	
2	0810	CONCRETE A	0	0	9	21	189.00	SF	6.50	6.50	100	2008	2008	3	90	1,106	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



1790 HEATHER ST, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	559,008	
TOTAL MARKET OB/XF VALUE	4,361	
TOTAL LAND VALUE - MARKET	150,000	
TOTAL MARKET VALUE	713,369	
SOH/AGL Deduction	14,144	
ASSESSED VALUE	699,225	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	699,225	
TOTAL JUST VALUE	713,369	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	668,988	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080579	OTHER	1,800	04/11/2008
20071943	GAS	495	10/12/2007
20070830	ELEC OTHER	6,500	05/15/2007
20070837	H/AC	11,300	05/15/2007
20070632	OTHER	7,200	04/16/2007
20070211	CO ISSUED	236,075	02/06/2007

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q U	V I
1628/0389	7/06/2009	WD	Q	I
GRANTOR: LANE GREGORY R				
GRANTEE: CHAUDET STEPHEN E &				
1351/1612	9/22/2005	WD	Q	V
GRANTOR: AMELIA PARK DEVELOPME				
GRANTEE: LANE GREGORY R				

BUILDING NOTES				

BUILDING DIMENSIONS				
BAS=[YR=2008] W13N4W26S4W14S17 USP=[YR=2008] S1 STR=[YR=2008] W4 PTO=[YR=2008] N4W10 FDG=[YR=2008] N20W23S23E23N3\$ S3E2S5E8N4\$S4E4N4\$S12E1 UOP=[YR=2008] S8E27 STR=[YR=2008] S3E6N3W6 \$ E33N8W60\$E9N13W10\$ E10S13E53 N17W10N13\$ PTR=N15 FUS=[YR=2008] N18 W43S18 E15S6E13N6E15S\$15\$.				

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	SFR	0		PUD	0.00	0.00	50.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	150,000		