BLOCK 24 LOT 5
ESMT OR 1452/156
AMELIA PARK PHASE 2 UNIT 9

LORICK WILLIAM B & STEPHANIE J
1631 OLMSTED LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0024-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

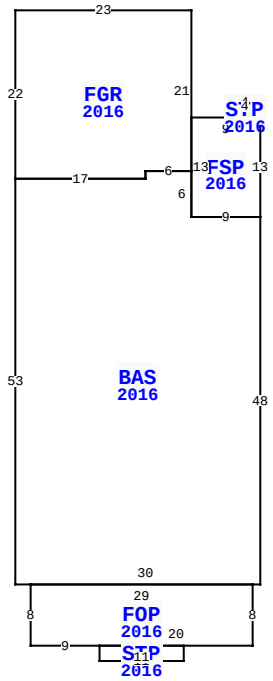
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,657	100	1,657	294,826
FGR	500	55	275	48,930
FOP	232	30	70	12,455
FSP	117	40	47	8,363
STP	8	10	1	177
STP	22	10	2	356
TOTALS	2,536		2,052	365,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,052	128.0664	182.49	374,469	2016	2016	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2020 Heated Area: 1657 HX Base Yr 2020



1631 OLMSTED LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		365,107
TOTAL MARKET OB/XF VALUE		4,981
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		490,088
SOH/AGL Deduction		92,751
ASSESSED VALUE		397,337
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		347,337
TOTAL JUST VALUE		490,088
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152611	CO ISSUED	0	05/13/2016
20152611	NEW CONSTR	214,200	10/19/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2315/1984	11/01/2019	WD	Q	I	01	515,000
GRANTOR: HARNED SUZANNE						
GRANTEE: LORICK WILLIAM B &						
1988/0198	6/29/2015	WD	Q	V	01	103,000
GRANTOR: PARKIN PETER G						
GRANTEE: HARNED SUZANNE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2016] W23 S22 BAS=[YR=2016] S53 E2 FOP=[YR=2016] S8 E9 STP=[YR=2016] S2 E11 N2 W11$ E20 N8 W29$ E30 N48 FSP=[YR=2016] N13 STP=[YR=2016] N2 W4 S2 E4$ W9 S13 E9$ W9 N6 W6 S1 W17 $ E17 N1 E6 N21$.

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	0810	CONCRETE A	0	100	0	0	320.00	SF	6.50	6.50	100	2016	2016	3	97	2,018	
2	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	100	2016	2016	3	97	473	
3	0476	VF 6 SBPL	0	100	0	0	18.00	LF	32.00	32.00	100	2016	2016	3	92	530	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	98	1,960	

LAND DESCRIPTION

TOTAL OB/XF 4,981

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		PUD	0.00	0.00	40.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	120,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS