BLOCK 24 LOT 12
IN OR 2008/120
AMELIA PARK PHASE 2 UNIT 9

VANDER BIEZEN TERRY A & CHERYL
1646 NOLEN LN
FERNANDINA BEACH, FL 32034-2939

2023

00-00-31-102P-0024-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
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

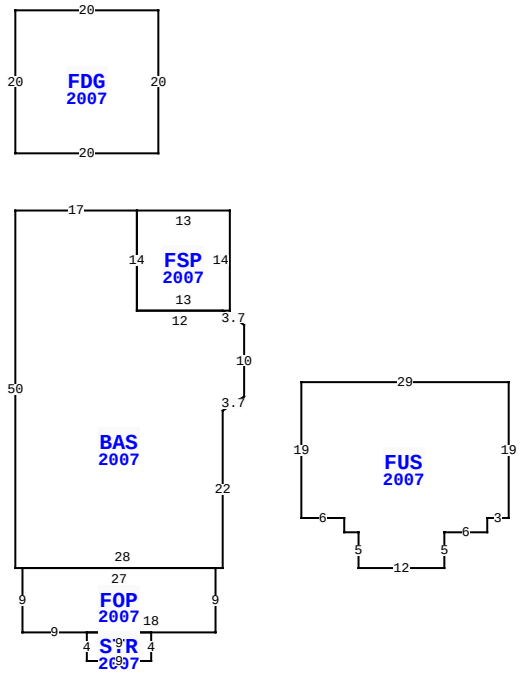
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,318	100	1,318	223,122
FDG	400	60	240	40,629
FOP	243	30	73	12,358
FSP	182	40	73	12,358
FUS	651	100	651	110,207
STR	36	10	4	677
TOTALS	2,830		2,359	399,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,359	127.7430	182.03	429,409	2007	2007	0	0	0	7.00	93.00

1 SFR CUST – 100% - 2016 Heated Area: 1969 HX Base Yr 2016



1646 NOLEN 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		399,350
TOTAL MARKET OB/XF VALUE		5,034
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		524,384
SOH/AGL Deduction		176,770
ASSESSED VALUE		347,614
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		297,614
TOTAL JUST VALUE		524,384
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		492,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062225	GAS	250	09/25/2006
20062032	H/AC	10,000	09/01/2006
20061688	OTHER	6,800	07/14/2006
20061456	NEW CONSTR	2,000	06/27/2006
20061439	NEW CONSTR	375,000	06/26/2006
20061300	DEMOLITION	2,000	06/08/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2008/0120	10/07/2015	WD	U	I	11	100
GRANTOR: KENNEDY DEBORAH S						
GRANTEE: VANDER BIEZEN TERRY						
1998/0062	8/14/2015	WD	Q	I	02	400,000
GRANTOR: KENNEDY DEBORAH S						
GRANTEE: VANDER BIEZEN TERRY						

BUILDING NOTES

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	2007	2007	3	92	3,220	
2	0810	CONCRETE A	0	100	9	21	189.00	SF	6.50	6.50	100	2007	2007	3	89	1,093	
3	1242	WD DECK A	0	100	0	0	206.00	SF	10.00	10.00	100	2007	2007	3	35	721	

BUILDING DIMENSIONS

FSP=[YR=2007] W13 BAS=[YR=2007] W17 S50 E1 FOP=[YR=2007] S9E9 STR=[YR=2007] S4E9N4W9$ E18N9W27$E28N22 U2 R3 N10 U2 L3 W12N14$S14E13N14$PTR=S24 E10 FUS=[YR=2007] S19E6S2E2S5E12N5E6 N2E3 N19W29$ W10N24$ PTR=W10N8 FDG=[YR=2007] N20W20S20E20$S8E10$.

LAND DESCRIPTION

TOTAL OB/XF 5,034

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 04/11/2018 BY DJX Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS