LOT 6
IN OR 1632/208
AMELIA PARK COTTAGE BLOCK

MUNSON KATHLEEN M
1630 NORTHPARK DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-102R-0006-0000

BUILDING CHARACTERISTICS

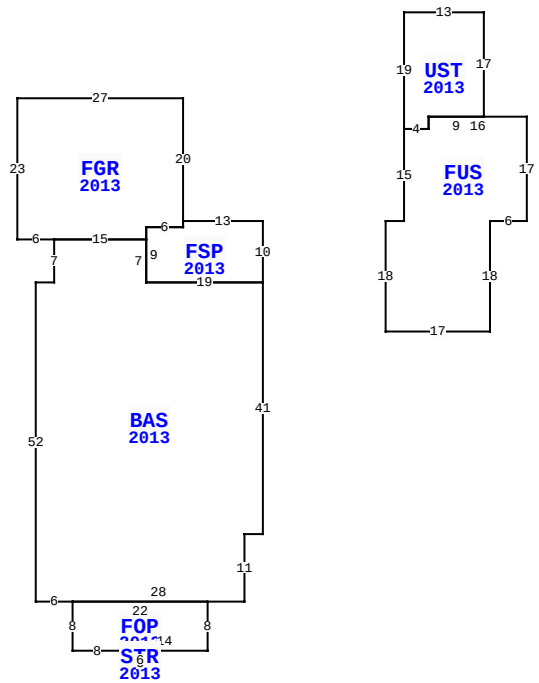
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	1,996	100	1,996	317,776
FGR	609	55	335	53,334
FOP	176	30	53	8,438
FSP	184	40	74	11,781
FUS	638	100	638	101,574
STR	12	10	1	159
UST	229	45	103	16,399
TOTALS	3,844		3,200	509,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,200	116.3800	165.84	530,688	2013	2013	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2014 Heated Area: 2634 HX Base Yr 2014



1630 NORTHPARK DR, 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		509,460
TOTAL MARKET OB/XF VALUE		6,045
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		665,505
SOH/AGL Deduction		225,672
ASSESSED VALUE		439,833
TOTAL EXEMPTION VALUE	HX HB VX WX	60,000
BASE TAXABLE VALUE		379,833
TOTAL JUST VALUE		665,505
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		623,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121079	NEW CONSTR	314,000	05/25/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1632/0208	7/27/2009	WD	Q	V	01	65,000
GRANTOR: DRACE CHARLES L & DEB						
GRANTEE: MUNSON WAYNE T & KA						
1450/0784	10/06/2006	WD	Q	V		120,000
GRANTOR: AMELIA PARK DEVELOPME						
GRANTEE: DRACE CHARLES L & D						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W13 FGR=[YR=2013] N20 W27 S23 E6 BAS=[YR=2013] S7 W3 S52 E6 FOP=[YR=2013] S8 E8 STR=[YR=2013] S2 E6 N2 W6$ E14 N8 W22$ E28 N11 E3 N41 W19 N7 W15$ E15 N2 E6 N1$ S1 W6 S9 E19 N10$ PTR=E20 FUS=[YR=2013] E3 N15 UST=[YR=2013] N19 E13 S17 W9 S2 W4$ E4 N2 E16 S17 W6 S18 W17 N18 $ W20$.

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	2013	2013	3	96	3,360	
2	0810	CONCRETE A	0	100	0	0	309.00	SF	6.50	6.50	100	2013	2013	3	95	1,908	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2013	2013	3	95	56	
4	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2013	2013	3	95	56	
5	0855	CONC PAVER	0	100	0	0	100.00	SF	7.00	7.00	100	2013	2013	3	95	665	

LAND DESCRIPTION

TOTAL OB/XF 6,045

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