UNIT 201
1405 AMELIA PARK TOWN CENTER
CONDO OR 997/1255

1405 PARK AVENUE LLC
8345 SE 167TH FORSYTH ST
THE VILLAGES, FL 32162

2023

00-00-31-102T-0201-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		2 100	1632200
Location	EXTERIOR	EXTERIOR 100	
Balcony	FOP	FOP 100	
Parking	OPEN	OPEN 100	
Quality	03	Quality Level 03	
DOR CODE	0417	CONDO OFFICE	

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		0				2001	2001	100	100	0		

1 CONDO – 0% - 0 SQFT=1194 HX Base Yr

1405 PARK AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	195,816
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	195,816
SOH/AGL Deduction	23,761
ASSESSED VALUE	172,055
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,055
TOTAL JUST VALUE	195,816
NCON VALUE	0
INCOME VALUE	2,494,600
PREVIOUS YEAR MKT VALUE	156,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101404	H/AC	2,500	08/24/2010
20011588	NEW CONSTR	15,000	07/12/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2293/1277	7/24/2019	WD	Q	I	01	182,500
GRANTOR: ART MUSEUM DRIVE GENE						
GRANTEE: 1405 PARK AVENUE LL						
1642/1962	9/30/2009	WD	U	I	11	100
GRANTOR: AMELIA PARK DEVELOPME						
GRANTEE: ART MUSEUM DRIVE GE						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/29/2022 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS