UNIT 103
AMELIA PARK COURTYARD
OR 1378/1726

KVAM FAMILY TRUST/KVAM MARTIN J TRUSTEE
1824 PERIMETER PARK ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-31-102V-0103-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	INTERIOR	INTERIOR 100
View Lump Sum	STREET	STREET 100
Desirability	LOWER FLAT	LOWER FLAT 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	ATT GARAGE	ATT GARAGE 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
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
1028300		0				2005	2005	100	100	0		

1 CONDO – 100% - 2022 SQFT=1526 HX Base Yr 2022

1824 PERIMETER PARK RD, 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		369,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		369,000
SOH/AGL Deduction		13,672
ASSESSED VALUE		355,328
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		305,328
TOTAL JUST VALUE		369,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2020308	REROOF	78,000	09/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2638/1633	5/09/2023	WD	U	I	11	100
GRANTOR: KVAM MARTIN J &						
GRANTEE: KVAM FAMILY TRUST						
2271/1776	4/26/2019	WD	Q	I	02	287,500
GRANTOR: WALKER KAREN E						
GRANTEE: KVAM MARTIN J & SHA						

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 10/08/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS