UNIT 111
AMELIA PARK COURTYARD
OR 1378/1726

BLAKE BRIAN S & SUZANNE MARY
1840 PERIMETER PARK RD #111
FERNANDINA BEACH, FL 32034

2023

00-00-31-102V-0111-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Location	INTERIOR	INTERIOR 100
View Lump Sum	STREET	STREET 100
Desirability	UPPER FLAT	UPPER FLAT 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	ATT GARAGE	ATT GARAGE 100
Bedrooms		3 100
Bathrooms		2 100
Oth Rooms		3 100
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=1883 HX Base Yr 2022

1840 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		396,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		396,000
SOH/AGL Deduction		164,155
ASSESSED VALUE		231,845
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		181,845
TOTAL JUST VALUE		396,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2020313	REROOF	78,676	09/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2511/1475	11/04/2021	SW	Q	I	01	465,000
GRANTOR: MIDLAND TRUST CO FBO						
GRANTEE: BLAKE BRIAN SAMUEL						
2446/0073	3/24/2021	WD	Q	I	01	385,200
GRANTOR: KVAM MARTIN JOSEPH &						
GRANTEE: MIDLAND TRUST COMPA						

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