BLOCK 1 LOT 11
AMELIA PARK COASTAL DISTRICT
PB 7/322

BECKETT NANCY JANE L/E/
1766 AZALEA STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-102D-0001-0110

NASSAU COUNTY PROPERTY

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

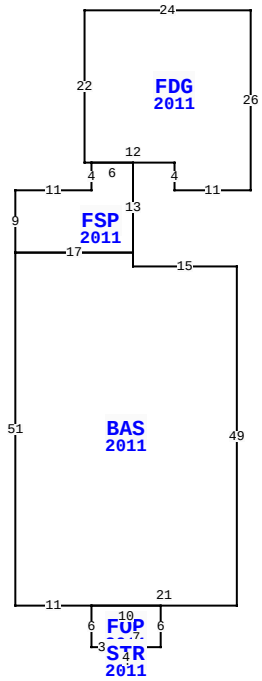
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,602	100	1,602	327,848
FDG	572	60	343	70,195
FOP	60	30	18	3,684
FSP	177	40	71	14,530
STR	8	10	1	205
TOTALS	2,419		2,035	416,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,035	144.3736	216.56	440,700	2011	2011	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2020 Heated Area: 1602 HX Base Yr 2020



1766 AZALEA ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		416,462
TOTAL MARKET OB/XF VALUE		2,089
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		598,551
SOH/AGL Deduction		192,382
ASSESSED VALUE		406,169
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		356,169
TOTAL JUST VALUE		598,551
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110155	NEW CONSTR	193,000	02/04/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2654/992	7/18/2023	LE	U	I	11	100
GRANTOR: BECKETT NANCY JANE						
GRANTEE: SOKOLOWSKI ERIC JOH						
2201/1400	6/01/2018	WD	Q	I	01	375,000
GRANTOR: KIENLE RICHARD & ELIZ						
GRANTEE: BECKETT NANCY JANE						

BUILDING NOTES

BUILDING DIMENSIONS

FDG=[YR=2011] W24S22E1 FSP=[YR=2011] S4W11 S9 BAS=[YR=2011] S51E11 FOP=[YR=2011] S6E3 STR=[YR=2011] S2E4N2W4$ E7N6W10$ E21 N49W15 N2W17$ E17N13W6$ E12S4 E11N26$.

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	0825	BRICK	0	100	2	4	8.00	SF	12.50	12.50	100	2011	2011	3	98	98	
2	0810	CONCRETE A	0	100	9	37	333.00	SF	6.50	6.50	100	2011	2011	3	92	1,991	

LAND DESCRIPTION

TOTAL OB/XF 2,089

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	R-2	0.00	0.00	45.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	180,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS