BLOCK 2 LOT 10
IN OR 1917/160
AMELIA PARK COASTAL DISTRICT

CAMERA THOMAS J & GAYLEN M
1518 NORTHPARK DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-102D-0002-0100

BUILDING CHARACTERISTICS

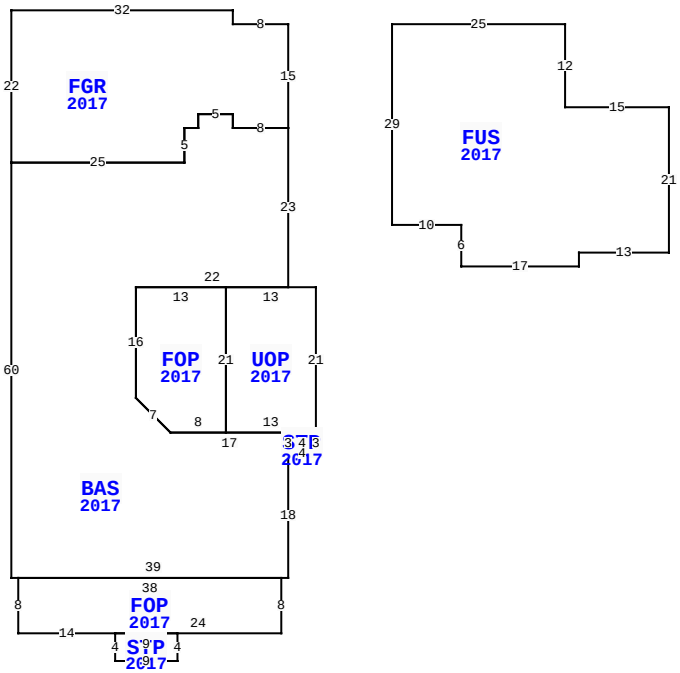
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
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	2,036	100	2,036	412,464
FGR	779	55	428	86,707
FOP	261	30	78	15,802
FOP	304	30	91	18,435
FUS	1,134	100	1,134	229,732
STP	12	10	1	203
STP	36	10	4	810
UOP	273	20	55	11,142
TOTALS	4,835		3,827	775,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,827	138.5208	207.78	795,174	2017	2017	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2018 Heated Area: 3170 HX Base Yr 2018



1518 NORTHPARK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		775,295
TOTAL MARKET OB/XF VALUE		6,408
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		981,703
SOH/AGL Deduction		269,847
ASSESSED VALUE		711,856
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		661,856
TOTAL JUST VALUE		981,703
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		896,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170459	CO ISSUED	0	12/19/2017
20170459	NEW CONSTR	405,726	02/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1917/0160	5/01/2014	WD	Q	V	02	93,800
GRANTOR: BAER NANCY A						
GRANTEE: CAMERA THOMAS J & G						
1543/1471	12/31/2007	WD	Q	V		185,000
GRANTOR: AMELIA PARK DEVELOPME						
GRANTEE: BAER NANCY A						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2017] W8 N2 W32 S22 BAS=[YR=2017] S60 E1 FOP=[YR=2017] S8 E14 STP=[YR=2017] S4 E9 N4 W9$ E24 N8 W38$ E39 N18 STP=[YR=2017] E4 N3 UOP=[YR=2017] N21 W13 FOP=[YR=2017] W13 S16 D5 R5 E8 N21$ S21 E13$ W4 S3$ N3 W17 U5 L5 N16 E22 N23 W8 N2 W5 S2 W2 S5 W25$ E25 N5 E2 N2 E5 S2 E8 N15$ PTR=E15 FUS=[YR=2017] E25 S12 E15 S21 W13 S2 W17 N6 W10 N29$ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
2	0811	CONCRETE B	0	100	0	0	656.00	SF	5.20	5.20	100	2017	2017	3	97	3,309	
3	0825	BRICK	0	100	0	0	92.00	SF	12.50	12.50	100	2017	2017	3	99	1,139	

LAND DESCRIPTION

TOTAL OB/XF 6,408

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		R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS