BLOCK 2 LOT 13
IN OR 1959/1786
AMELIA PARK COASTAL DISTRICT

LUIGA GEORGE C III/LUIGA JULIA M
1534 NORTHPARK DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-102D-0002-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

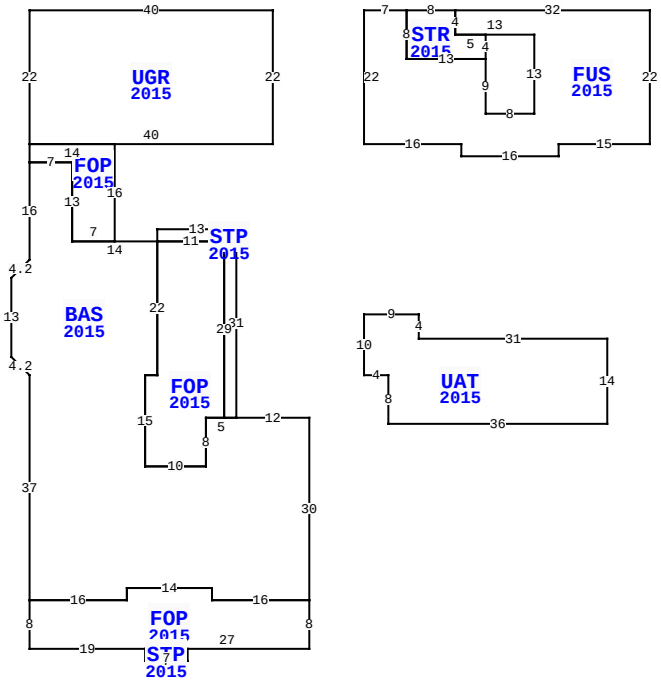
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05
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	2,006	100	2,006	410,503
FOP	133	30	40	8,185
FOP	396	30	119	24,352
FOP	413	30	124	25,375
FUS	878	100	878	179,672
STP	14	10	1	205
STP	84	10	8	1,637
STR	84	10	8	1,637
UAT	564	10	56	11,459
UGR	880	45	396	81,037
TOTALS	5,452		3,636	744,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,636	141.3720	212.06	771,050	2015	2015	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2016 Heated Area: 2884 HX Base Yr 2016



1534 NORTHPARK DR, 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		744,063
TOTAL MARKET OB/XF VALUE		27,354
TOTAL LAND VALUE - MARKET		236,000
TOTAL MARKET VALUE		1,007,417
SOH/AGL Deduction		325,161
ASSESSED VALUE		682,256
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		632,256
TOTAL JUST VALUE		1,007,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		915,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150164	SWIM POOL	25,998	01/27/2015
20141144	NEW CONSTR	460,000	06/02/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1959/1786	1/23/2015	QC	U	V	11	100
GRANTOR: LUIGA GEORGE C III &						
GRANTEE: LUIGA GEORGE C III						
1890/0032	11/15/2013	WD	Q	V	02	150,000
GRANTOR: SPAYDE MARLENE D & TH						
GRANTEE: LUIGA GEORGE C & JU						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2015] W40 S22 FOP=[YR=2015] S3 BAS=[YR=2015] S16 L3 D3 S13 D3 R3 S37 FOP=[YR=2015] S8 E19 STP=[YR=2015] S2 E7 N2 W7$ E27 N8 W16 N2 W14 S2 W16$ E16 N2 E14 S2 E16 N30 W12 STP=[YR=2015] N31 W13 S2 FOP=[YR=2015] S22 W2 S15 E10 N8 E3 N29 W11$ E11 S29 E2$ W5 S8 W10 N15 E2 N22 W14 N13 W7$ E7 S13 E7 N16 W14$ E40 N22$ PTR=E15 FUS=[YR=2015] E7 STR=[YR=2015] E8 S4 E5 S4 W13 N8$ S8 E13 S9 E8 N13 W13 N4 E32 S22 W15 S2 W16 N2 W16 N22$ W15$ PTR=E15 S50 UAT=[YR=2015] E9 S4 E31 S14 W36 N8 W4 N10$ N50 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	2015	2015	3	97	1,940	
2	0855	CONC PAVER	0	100	0	0	917.00	SF	7.00	7.00	100	2015	2015	3	95	6,098	
3	0861	POOL GUNIT	0	100	0	0	144.00	SF	85.00	85.00	100	2015	2015	3	78	9,547	
4	0825	BRICK	0	100	0	0	146.00	SF	12.50	12.50	100	2015	2015	3	99	1,807	
5	0811	CONCRETE B	0	100	0	0	1,000.00	SF	5.20	5.20	100	2015	2015	3	95	4,940	
6	0476	VF 6 SBPL	0	100	0	0	78.00	LF	32.00	32.00	100	2015	2015	3	89	2,221	
7	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2015	2015	3	89	801	

LAND DESCRIPTION

TOTAL OB/XF 27,354

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	59.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	236,000							

REVIEW DATE 07/13/2020 BY DJA Total Acres: 0.00 Total Land Value: 236,000 Market: 0 Agricultural: 0 Common: 236,000 PRINTED 08/06/2024 BY SYS