BLOCK 2 LOT 16
AMELIA PARK COASTAL DISTRICT
PB 7/322

CLIFFORD PATRICIA A/
1747 AZALEA ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-102D-0002-0160

BUILDING CHARACTERISTICS

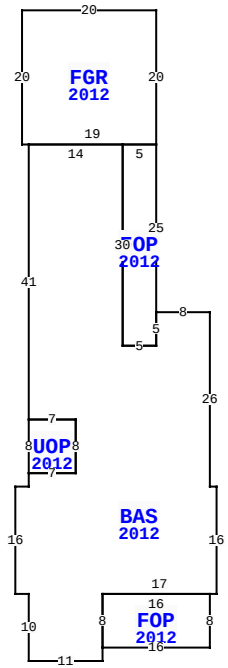
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,561	100	1,561	335,265
FGR	400	55	220	47,251
FOP	128	30	38	8,161
FOP	150	30	45	9,665
UOP	56	20	11	2,363
TOTALS	2,295		1,875	402,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,875	150.7211	226.08	423,900	2012	2012	0	0	0	5.00	95.00

1 SFR CUST – 100% - 2021 Heated Area: 1561 HX Base Yr 2021



1747 AZALEA ST, 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		402,705
TOTAL MARKET OB/XF VALUE		2,917
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		565,622
SOH/AGL Deduction		252,464
ASSESSED VALUE		313,158
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		263,158
TOTAL JUST VALUE		565,622
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111955	NEW CONSTR	260,000	10/28/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2663/471	8/21/2023	LE	U	I	11	100
GRANTOR: CLIFFORD PATRICIA ANN						
GRANTEE: CLIFFORD EDWARD GRA						
2371/1018	6/26/2020	WD	Q	I	02	430,000
GRANTOR: HOOK FAMILY REVOCABLE						
GRANTEE: CLIFFORD PATRICIA A						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2012] W20S20E1 BAS=[YR=2012] S41 UOP=[YR=2012] S8E7N8W7$ E7S8W7S2W2 S16 E2S10E11 N2 FOP=[YR=2012] E16N8 W16S8$ N8E17N16W1N26W8 FOP=[YR=2012] N25W5S30E5N5$ S5W5N30 W14$ E19N20$.

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	0810	CONCRETE A	0	100	22	4	88.00	SF	6.50	6.50	100	2012	2012	3	93	532	
2	0810	CONCRETE A	0	100	9	0	157.00	SF	6.50	6.50	100	2012	2012	3	93	949	
3	0855	CONC PAVER	0	100	9	8	72.00	SF	7.00	7.00	100	2012	2012	3	93	469	
4	0855	CONC PAVER	0	100	0	0	60.00	SF	7.00	7.00	100	2012	2012	3	93	391	
5	0476	VF 6 SBPL	0	100	0	0	31.00	LF	22.40	22.40	100	2012	2012	3	83	576	

LAND DESCRIPTION

TOTAL OB/XF 2,917

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	40.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	160,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS