BLOCK 2 LOT 17
AMELIA PARK COASTAL DISTRICT
PB 7/322

FRAHM JEFFREY E & CHRISTINA D
1753 AZALEA ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-102D-0002-0170

BUILDING CHARACTERISTICS

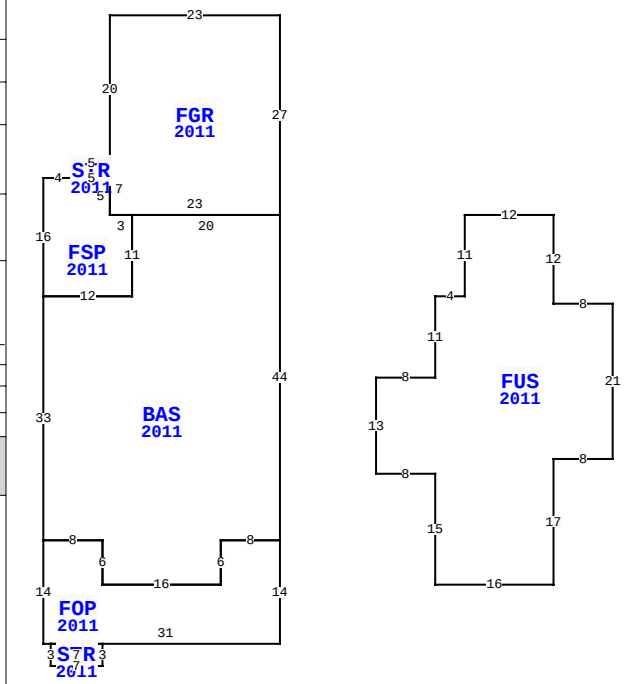
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,372	100	1,372	271,638
FGR	621	55	342	67,711
FOP	352	30	106	20,987
FSP	177	40	71	14,057
FUS	1,028	100	1,028	203,530
STR	10	10	1	198
STR	21	10	2	396
TOTALS	3,581		2,922	578,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,922	139.6746	209.51	612,188	2011	2011	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2023 Heated Area: 2400 HX Base Yr 2023



1753 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		578,518
TOTAL MARKET OB/XF VALUE		9,511
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		748,029
SOH/AGL Deduction		121,660
ASSESSED VALUE		626,369
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		576,369
TOTAL JUST VALUE		748,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		608,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111101	NEW CONSTR	279,500	06/20/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2263/1582	3/22/2019	WD	Q	I	01	635,000
GRANTOR: HINTON WESLEY BARRETT						
GRANTEE: FRAHM JEFFREY & CHR						
2140/0699	8/04/2017	QC	U	I	11	123,300
GRANTOR: HINTON RUSSELL W						
GRANTEE: HINTON WESLEY BARRE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2011] W23S20 STR=[YR=2011] W5S2 FSP=[YR=2011] W4S16 BAS=[YR=2011] S33 FOP=[YR=2011] S14E1 STR=[YR=2011] S3E7N3W7 $ E31 N14W8S6W16N6W8$ E8S6E16 N6E8N44 W20S11W12$ E12N11W3N5 W5$ E5N2$ S7E23N27$ PTR=S27E25 FUS=[YR=2011] S11W4S11W8S13E8S15E16 N17E8N21W8N12W12$ W25N27$.

EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	94	3,290	
2	0810	CONCRETE A	0	100	24	17	408.00	SF	6.50	6.50	100	2011	2011	3	92	2,440	
3	0825	BRICK	0	100	49	4	196.00	SF	12.50	12.50	100	2011	2011	3	98	2,401	
4	0855	CONC PAVER	0	100	0	0	150.00	SF	10.00	10.00	100	2011	2011	3	92	1,380	

LAND DESCRIPTION

TOTAL OB/XF 9,511

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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