

BLOCK 2B LOT 1
IN OR 1951/1369
AMELIA PARK COASTAL DISTRICT

AMS TRUST/SMITH ANN M TRUSTEE
1779 AZALEA ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-102E-002B-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																		
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 2																																			
Exterior Wall	10	ABOVE AVG 100	0500	11	2,433	151.8412	227.76	554,140	2014	2014	0	0	0	4.00	96.00	VALUATION SUMMARY																																			
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2015										Heated Area: 2030					HX Base Yr 2015							STANDARD																										
Roof Cover	03	COMP SHNGL 100											VALUATION BY												Tax Group: 2		Tax Dist:																								
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE												531,974																										
Interior Floor	11	CLAY TILE 100											TOTAL MARKET OB/XF VALUE												7,034																										
Air Condition	03	CENTRAL 100											TOTAL LAND VALUE - MARKET												176,000																										
Heating Type	04	AIR DUCTED 100											TOTAL MARKET VALUE												715,008																										
Bedrooms	3	100											SOH/AGL Deduction												359,721																										
Bathrooms	2	100											ASSESSED VALUE												355,287																										
Frame	02	WOOD FRAME 100											TOTAL EXEMPTION VALUE												50,000																										
Stories	1.	1. 100											BASE TAXABLE VALUE												305,287																										
Units	0	100											TOTAL JUST VALUE												715,008																										
Occupancy	00	NONE 100											NCON VALUE												0																										
Quality			03	Quality Level 03			INCOME VALUE												PREVIOUS YEAR MKT VALUE						579,127																										
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	2,030	100	2,030	443,859																																															
FGR	483	55	266	58,161																																															
FOP	162	30	49	10,714																																															
FSP	216	40	86	18,804																																															
STP	6	10	1	219																																															
STP	10	10	1	219																																															
TOTALS	2,907		2,433	531,974																																															
EXTRA FEATURES					1779 AZALEA ST, FERNANDINA BEACH																																														
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	0825	BRICK	0	100	0	0		75.00	SF 12.50	12.50	100	2014	2014	3	98	919																																			
2	0825	BRICK	0	100	12	10		120.00	SF 12.50	12.50	100	2014	2014	3	98	1,470																																			
3	0825	BRICK	0	100	0	0		129.00	SF 12.50	12.50	100	2014	2014	3	98	1,580																																			
4	0476	VF 6 SBPL	0	100	0	0		47.00	LF 32.00	32.00	100	2014	2014	3	87	1,308																																			
5	0470	VNYL GATE	0	100	0	0		2.00	UT 300.00	300.00	100	2014	2014	3	87	522																																			
6	0810	CONCRETE A	0	100	0	0		200.00	SF 6.50	6.50	100	2014	2014	3	95	1,235																																			