

BLOCK 2 LOT 9
IN OR 1007/172
AMELIA PARK PHASE 1 UNIT 1

RODEFFER HENRY D & PHYLLIS G
1706-1708 PARK AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0002-0090



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 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
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
APT	669	100	669	117,123
HXB	1,072	100	1,072	187,676
HXB	2,047	100	2,047	358,370
HXG	621	55	342	59,874
HXP	206	30	62	10,855
HXP	240	30	72	12,605

TOTALS	4,855		4,264	746,501
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	13	5	65.00	SF	6.50
2	0810	CONCRETE A	0	100	0	0	715.00	SF	6.50
3	0819	CONC 12"	0	100	3	2	6.00	SF	9.50
4	0810	CONCRETE A	0	100	5	4	20.00	SF	6.50
5	0810	CONCRETE A	0	100	0	0	280.00	SF	6.50
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-2	0.00	0.00	50.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	11	4,264	131.8768	197.82	843,504	1999	1999	0	0
1 SFR CUST - 84.31% - 2002									
Heated Area: 3788									
HX Base Yr 2002									

1706 PARK AV, FERNANDINA BEACH									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					03/21/2024				
					MLU				

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					746,501				
TOTAL MARKET OB/XF VALUE					8,658				
TOTAL LAND VALUE - MARKET					200,000				
TOTAL MARKET VALUE					955,159				
SOH/AGL Deduction					467,734				
ASSESSED VALUE					487,425				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					437,425				
TOTAL JUST VALUE					955,159				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					776,540				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120964	H/AC	2,000	05/29/2012
20060036	GAS	150	01/10/2006
984330	NEW CONSTR	30,000	09/23/1999
984329	NEW CONSTR	100,000	09/23/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1007/0172	9/10/2001	WD	Q	I		383,600	
GRANTOR: DAUSEND THOMAS							
GRANTEE: RODEFFER HENRY D &							
0844/0129	8/06/1998	WD	U	V	09	78,000	
GRANTOR: AMELIA PARK DEVELOPME							
GRANTEE: DAUSEND THOMAS							

BUILDING NOTES									
BUILDING DIMENSIONS									
HXG=[YR=1999] W21 S29 HXB=[YR=1999] W9 S23 HXP=[YR=1999] W24 S10 E24 N10 \$ S10 W24 S29 E21 HXP=[YR=1999] S3 E27 N8 W25 S5 W2 \$ E2 N5 E25 N57 W6 S4 W3 N4 W6 \$ E6 S4 E3 N4 E12 N29 \$ PTR=S62E15 HXB=[YR=1999] E14 S13 E15 N13 E19 S24 W25 S5W23 N29 \$N62W15 \$ PTR=E15 APT=[YR=1999] S33E15N4E6N29 W21\$ W15\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-2	0.00	0.00	50.00