

BLOCK 3 LOT 1 IN OR 1396/1280
(EX ESMT IN OR 1929/1703)
AMELIA PARK PHASE 1 UNIT 1

HAYNES PATRICIA W
1809 PARK AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0003-0010



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 80
Interior Floo	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	04 CONTEMP 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	420	100	420	82,850
FOP	60	30	18	3,551
HXB	2,052	100	2,052	404,781
HXG	400	55	220	43,398
HXP	60	30	18	3,551
HXP	192	30	58	11,441
HXS	235	40	94	18,543
HXU	40	55	22	4,340
TOTALS	3,459		2,902	572,454

EXTRA FEATURES	
L N	OB/XF CODE

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	2001	2001	3	85	2,975	
2	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200	
3	0810	CONCRETE A	0 100	13	6	78.00	SF	6.50	6.50	100	2001	2001	3	80	406	
4	0810	CONCRETE A	0 100	12	16	192.00	SF	6.50	6.50	100	2001	2001	3	80	998	
5	0810	CONCRETE A	0 100	6	3	18.00	SF	6.50	6.50	100	2001	2001	3	80	94	
6	0810	CONCRETE A	0 100	0	0	218.00	SF	6.50	6.50	100	2001	2001	3	80	1,134	
7	0810	CONCRETE A	0 100	0	0	81.00	SF	6.50	6.50	100	2001	2001	3	80	421	
8	0861	POOL GUNIT	0 100	12	16	192.00	SF	85.00	85.00	100	2001	2001	3	27	4,406	
9	0858	SCULP CONC	0 100	0	0	312.00	SF	13.00	13.00	100	2001	2001	3	94	3,813	
10	0910	SCRN RM L	0 100	30	26	780.00	SF	15.00	15.00	100	2001	2001	3	20	2,340	

LAND DESCRIPTION	
L N	USE CODE
1	000100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,902	146.1211	219.18	636,060	2001	2002	0	0	10.00	90.00
1 SFR CUST - 84.91% - 2007 Heated Area: 2472 HX Base Yr 2007											
1809 PARK AV, FERNANDINA BEACH											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF											
16,787											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			572,454
TOTAL MARKET OB/XF VALUE			20,955
TOTAL LAND VALUE - MARKET			240,000
TOTAL MARKET VALUE			833,409
SOH/AGL Deduction			404,216
ASSESSED VALUE			429,193
TOTAL EXEMPTION VALUE	HX HB DX		55,000
BASE TAXABLE VALUE			374,193
TOTAL JUST VALUE			833,409
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			675,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100780	H/AC	5,000	05/11/2010
20041291	REMODEL	13,000	07/15/2004
2003774	SWIM POOL	14,100	08/21/2000
2003497	NEW CONSTR	131,000	07/17/2000
2003498	NEW CONSTR	28,000	07/17/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1396/1280	3/16/2006	WD	Q	I	
GRANTOR: EMERSON PATRICIA A TR					SALE PRICE
GRANTEE: HAYNES PATRICIA W					632,000
1271/1597	11/05/2004	WD	U	I	01
GRANTOR: EMERSON PATRICIA ANN					100
GRANTEE: EMERSON PATRICIA A					

BUILDING NOTES	

BUILDING DIMENSIONS	
HXG=[YR=2001] W20 S20 E5 HXU=[YR=2001] S4 E10 HXP=[YR=2001] S3 HXS=[YR=2001] W17 S15 HXB=[YR=2001] S7 W26 S36 E8 S4 HXP=[YR=2001] S6 E8 S1 E12 N1 E8 N6 W12 N3 W4 S3 W12 \$ E12 N3 E4 S3 E12 N4 E12 N53 W7 S10W15 \$E15 N10 E2 N5 \$ S5E5 N12 W5 S4 \$ N4 W10 \$ E15 N20 \$ PTR= E15 APT=[YR=2001] E20 S20 FOP=[YR=2001] S4 W15 N4 E15 \$ W15 S4 W5 N24 \$ W15 \$.	

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