BLOCK 5 LOT 2D
AMELIA PARK PHASE 1 UNIT 1
PB 6/114-115

HINTON COURTNEY L
1609 PARK AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0005-02D0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06

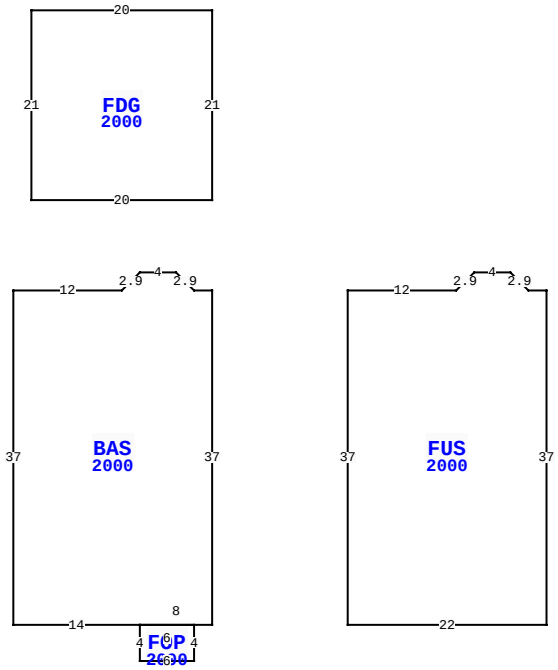
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	826	100	826	158,490
FDG	420	60	252	48,353
FOP	24	30	7	1,343
FUS	826	100	826	158,490
TOTALS	2,096		1,911	366,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,911	228.2224	216.81	414,324	2000	2000	0	0	0	11.50	88.50

1 TOWNHOUSE - 0% - 2024 Heated Area: 1652 HX Base Yr



1609 PARK AVE, 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	366,677
TOTAL MARKET OB/XF VALUE	3,065
TOTAL LAND VALUE - MARKET	88,000
TOTAL MARKET VALUE	457,742
SOH/AGL Deduction	0
ASSESSED VALUE	457,742
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	457,742
TOTAL JUST VALUE	457,742
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	437,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990288	NEW CONSTR	138,000	04/27/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2681/1525	11/29/2023	WD	Q	I	01	540,000
GRANTOR: HERBERGER CINDY S L/E						
GRANTEE: HINTON COURTNEY L						
2248/0983	1/11/2019	LE	U	I	11	100
GRANTOR: HERBERGER CINDY S						
GRANTEE: HERBERGER ROSALIE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W2 U2 L2 W4 L2 D2 W12 S37 E14 FOP=[YR=2000] S4 E6 N4 W6 $ E8 N37 $ PTR= E15 FUS=[YR=2000] E12 U2 R2 E4 R2 D2 E2 S37 W22 N37 $ W15 $ PTR= N10 FDG=[YR=2000] N21 W20 S21 E20 $ S10 $.

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	0	13	4	52.00	SF	6.50	6.50	100	2000	2000	3	79	267	
2	0810	CONCRETE A	0	0	33	3	99.00	SF	6.50	6.50	100	2000	2000	3	79	508	
3	0810	CONCRETE A	0	0	20	16	320.00	SF	6.50	6.50	100	2000	2000	3	79	1,643	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	52	156	
5	0476	VF 6 SBPL	0	0	0	0	59.00	LF	16.00	16.00	100	2000	2000	3	52	491	

LAND DESCRIPTION

TOTAL OB/XF 3,065

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	0		R-2	0.00	0.00	22.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	88,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 08/06/2024 BY SYS