BLOCK 5 LOT 2E
IN OR 1108/857
AMELIA PARK PHASE 1 UNIT 1

WRIGHT SADIE
1605 PARK AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0005-02E0

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	08	SHT VINYL 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	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

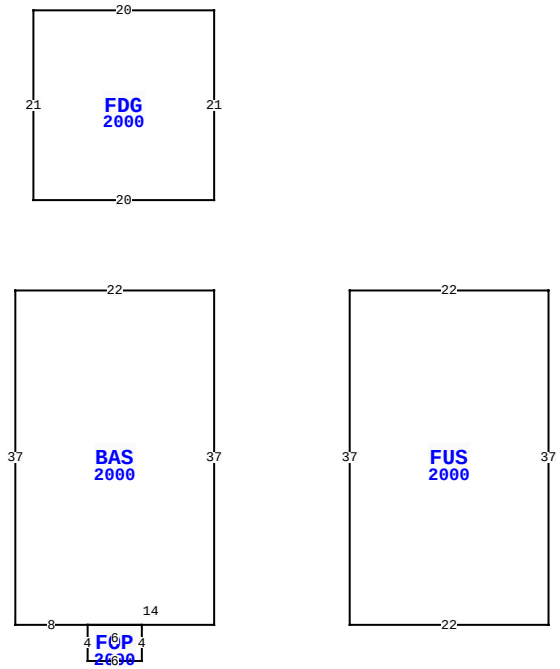
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	814	100	814	152,615
FDG	420	60	252	47,247
FOP	24	30	7	1,312
FUS	814	100	814	152,615
TOTALS	2,072		1,887	353,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,887	222.9990	211.85	399,761	2000	2000	0	0	0	11.50	88.50

1 TOWNHOUSE – 100% - 2004 Heated Area: 1628 HX Base Yr 2004



1605 PARK AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		353,788
TOTAL MARKET OB/XF VALUE		2,695
TOTAL LAND VALUE - MARKET		88,000
TOTAL MARKET VALUE		444,483
SOH/AGL Deduction		253,746
ASSESSED VALUE		190,737
TOTAL EXEMPTION VALUE	HX HB VX WX	60,000
BASE TAXABLE VALUE		130,737
TOTAL JUST VALUE		444,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110220	H/AC	2,500	02/15/2011
20100596	REPAIR/RRF	1,565	04/14/2010
20061359	DEMOLITION	0	06/19/2006
990287	NEW CONSTR	135,000	04/26/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1108/0857	1/21/2003	WD	Q	I		210,000
GRANTOR: ALDRIDGE JUDY A						
GRANTEE: WRIGHT CARMEN E & S						
0974/1808	3/12/2001	WD	Q	I		157,500
GRANTOR: HOWE KATHRYN ANNE						
GRANTEE: ALDRIDGE JUDY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W22 S37 E8 FOP=[YR=2000] S4 E6 N4 W6 $ E14 N37 $ PTR= E15 FUS=[YR=2000] E22 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	100	13	4	52.00	SF	6.50	6.50	100	2000	2000	3	79	267	
2	0810	CONCRETE A	0	100	20	16	320.00	SF	6.50	6.50	100	2000	2000	3	79	1,643	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	52	156	
4	0476	VF 6 SBPL	0	100	0	0	28.00	LF	16.00	16.00	100	2000	2000	3	52	233	
5	1126	CB/STC 8"	0	100	23	2	46.00	SF	8.00	8.00	100	2000	2000	3	79	291	
6	1243	WD DECK F	0	100	41	4	164.00	SF	3.20	3.20	100	2001	2001	3	20	105	

LAND DESCRIPTION

TOTAL OB/XF 2,695

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	100		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