BLOCK 6 LOT 8A &
PT OF LOT 8B IN OR 2505/881
AMELIA PARK PHASE 1 UNIT 1

MILLER RICHARD & DEIDRE B
1894 FLOYD ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0006-08A0

BUILDING CHARACTERISTICS

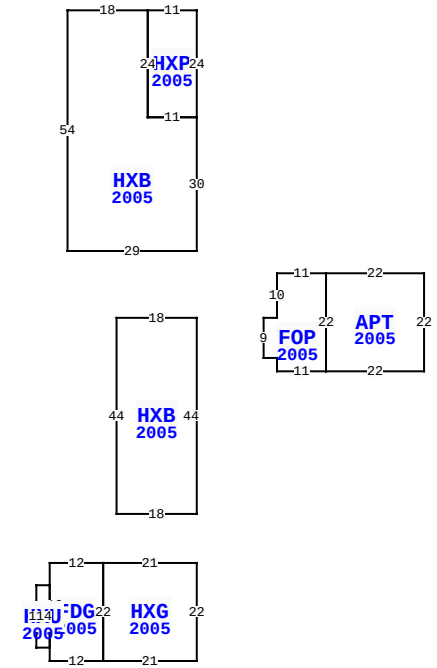
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
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
APT	484	100	484	96,567
FDG	264	60	158	31,524
FOP	269	30	81	16,161
HXB	792	100	792	158,019
HXB	1,302	100	1,302	259,773
HXG	462	55	254	50,678
HXP	264	30	79	15,762
HXU	42	55	23	4,589
TOTALS	3,879		3,173	633,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	3,173	230.2806	218.77	694,157	2005	2005	0	0	0	8.80	91.20

1 TOWNHOUSE - 77.21% - 2022 Heated Area: 2578 HX Base Yr 2022



1894 FLOYD ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		633,071
TOTAL MARKET OB/XF VALUE		14,148
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		847,219
SOH/AGL Deduction		141,562
ASSESSED VALUE		705,657
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		655,657
TOTAL JUST VALUE		847,219
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		800,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033766	NEW CONSTR	147,000	09/03/2003
20033765	NEW CONSTR	30,000	09/03/2003
20032775	TEMP POLE	15	03/26/2003
20032582	FOUNDATION	1,000	02/25/2003
20032580	FOUNDATION	1,000	02/25/2003
20032581	FOUNDATION	1,000	02/25/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2505/0881	9/30/2021	TD	Q	I	01	599,000
GRANTOR: JONES PETER C JONES R						
GRANTEE: MILLER RICHARD & DE						
2118/1020	5/04/2017	WD	U	I	11	100
GRANTOR: JONES PETER C						
GRANTEE: PETER C JONES REVOC						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=2005] W18 S44 E18 N44 $ PTR= E15 FOP=[YR=2005] E3N10 E11 APT=[YR=2005] E22 S22 W22 N22 $ S22 W11 N3 W3 N9 $ W15 $ PTR= N15 HXB=[YR=2005] N30 HXP=[YR=2005] N24 W11 S24 E11 $ W11 N24 W18 S54 E29 $ S15 $ PTR= S55 HXG=[YR=2005] S22 W21 FDG=[YR=2005] W12 N3 HXU=[YR=2005] W3 N14 E3 S14 $ N19 E12 S22 $ N22 E21 $ N55 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0810	CONCRETE A	0	100	21	17	357.00	SF	6.50	6.50	100	2005	2005	3	86	1,996	
3	0810	CONCRETE A	0	0	37	9	333.00	SF	6.50	6.50	100	2005	2005	3	86	1,861	
4	1241	WD DECK G	0	0	20	4	80.00	UT	11.50	11.50	100	2005	2005	3	40	368	
5	0825	BRICK	0	100	0	0	48.00	SF	25.00	25.00	100	2005	2005	3	96	1,152	
6	0462	ST/AL FNC	0	100	20	3	60.00	SF	10.00	10.00	100	2005	2005	3	40	240	
7	1131	REINFR 8	0	100	14	6	84.00	SF	9.45	9.45	100	2005	2005	3	96	762	
8	0825	BRICK	0	100	0	0	372.00	SF	12.50	12.50	100	2005	2005	3	96	4,464	
9	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2005	2005	3	86	50	
10	0810	CONCRETE A	0	100	5	5	25.00	SF	6.50	6.50	100	2005	2005	3	86	140	

TOTAL OB/XF 14,148

LAND DESCRIPTION

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	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS