

BLOCK 6 LOT 11A
IN OR 899/626
AMELIA PARK PHASE 1 UNIT 1

THOMPSON LUCIANN BOYD
1618 PARK AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0006-11A0



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																																																								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1																																																																									
Exterior Wall	16	WD FR STUC 100	0320	12	2,353	228.2224	216.81	510,154	1999	1999	0	0	0	12.00	88.00	VALUATION BY																																																																									
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE - 81.94% - 2000												Heated Area: 2104																																																																										
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2000																																																																										
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		4 100																																																																																							
Bathrooms		3.5 100																																																																																							
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	420	100	420	80,133																																																																																					
FOP	16	30	5	954																																																																																					
HXB	842	100	842	160,648																																																																																					
HXB	842	100	842	160,648																																																																																					
HXG	420	55	231	44,073																																																																																					
HXP	42	30	13	2,481																																																																																					
TOTALS	2,582		2,353	448,936																																																																																					
EXTRA FEATURES					1618 PARK AV, FERNANDINA BEACH																																																																																				
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	1999	1999	3	83	2,905																																																																									
2	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50	6.50	100	1999	1999	3	77	200																																																																									
3	0810	CONCRETE A	0	100	17	14	238.00	SF	6.50	6.50	100	1999	1999	3	77	1,191																																																																									
4	1241	WD DECK G	0	100	10	4	40.00	UT	11.50	11.50	100	1999	1999	3	27	124																																																																									
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2000	2000	3	52	312																																																																									
6	0476	VF 6 SBPL	0	100	0	0	57.00	LF	32.00	32.00	100	2000	2000	3	52	948																																																																									
7	0476	VF 6 SBPL	0	100	0	0	32.00	LF	16.00	16.00	100	2000	2000	3	52	266																																																																									
8	0830	FLAGSTONE	0	100	0	0	915.00	SF	12.00	12.00	100	2000	2000	3	79	8,674																																																																									
9	1076	TRELLIS A	0	100	12	6	72.00	SF	7.50	7.50	100	2003	2003	3	32	173																																																																									
TOTAL OB/XF																	14,793																																																																								
LAND DESCRIPTION																																																																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	31.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	124,000																																																																								