BLOCK 6 LOT 11B
AMELIA PARK PHASE 1 UNIT 1
PB 6/114-115

CODY PATRICK J & ALICE R
19 AMBAR PL
BERNARDSVILLE, NJ 07924

2024

00-00-31-102P-0006-11B0

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

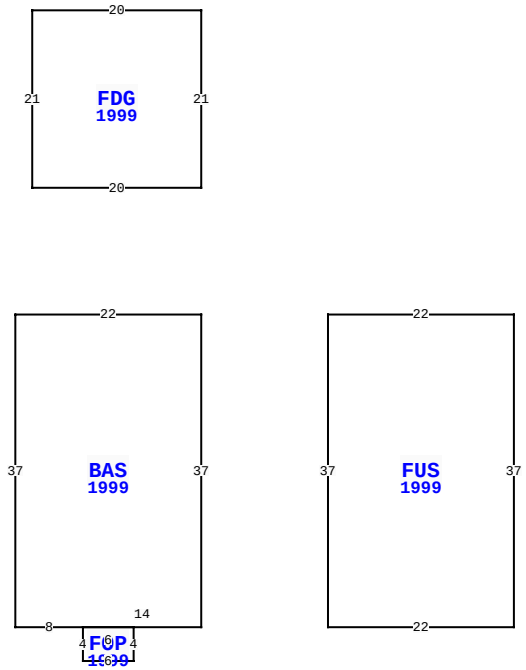
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	814	100	814	155,305
FDG	420	60	252	48,080
FOP	24	30	7	1,336
FUS	814	100	814	155,305
TOTALS	2,072		1,887	360,026

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	228.2224	216.81	409,120	1999	1999	0	0	0	12.00	88.00

1 TOWNHOUSE - 0% - 0 Heated Area: 1628 HX Base Yr



1622 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	360,026
TOTAL MARKET OB/XF VALUE	2,631
TOTAL LAND VALUE - MARKET	88,000
TOTAL MARKET VALUE	450,657
SOH/AGL Deduction	30,230
ASSESSED VALUE	420,427
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	420,427
TOTAL JUST VALUE	450,657
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	430,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984563	NEW CONSTR	75,310	10/05/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2475/1253	6/30/2021	WD	Q	I	01	405,000
GRANTOR: EQUITY TRUST COMPANY						
GRANTEE: CODY PATRICK J & AL						
1272/1229	11/09/2004	WD	Q	I		270,000
GRANTOR: REESE RUTH ANN						
GRANTEE: EQUITY TRUST COMPAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W22 S37 E8 FOP=[YR=1999] S4 E6 N4 W6 $ E14 N37 $ PTR= E15 FUS=[YR=1999] E22 S37 W22 N37 $ W15 $ PTR= N15 FDG=[YR=1999] N21 W20 S21 E20 $ S15 $.

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	20	16	320.00	SF	6.50	6.50	100	1999	1999	3	77	1,602	
2	0810	CONCRETE A	0	0	21	2	42.00	SF	6.50	6.50	100	1999	1999	3	77	210	
3	0810	CONCRETE A	0	0	0	0	36.00	SF	6.50	6.50	100	1999	1999	3	77	180	
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	58.00	LF	16.00	16.00	100	2000	2000	3	52	483	

LAND DESCRIPTION

TOTAL OB/XF 2,631

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