

BLOCK 6 LOT 11D
IN OR 1270/699 & OR 1838/1383
CASE #12-DR-728 OR 1819/88

ASHLEY KARL C
1630 PARK AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0006-11D0



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 60
Interior Floo	15	HARDTILE 40
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	1,235	100	1,235	238,944
FDG	420	60	252	48,756
FOP	152	30	46	8,900
FOP	220	30	66	12,770
FUS	717	100	717	138,723
TOTALS	2,744		2,316	448,092

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	31	5	155.00	SF	6.50	
3	0810	CONCRETE A	0 100	16	9	144.00	SF	6.50	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	
5	0476	VF 6 SBPL	0 100	0	0	69.00	LF	32.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-2	0.00	0.00	32.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	12	2,316	231.4368	219.86	509,196	1999	1999	0	0	0	88.00

1 TOWNHOUSE - 100% - 2005

Heated Area: 1952

HX Base Yr 2005

The floor plan diagram shows a townhouse layout with the following rooms and dimensions:

- FDG 1999**: 21' x 20'
- FOP 1999**: 11' x 20'
- BAS 1999**: 68' x 29'
- FOF 1999**: 19' x 21'
- FUS 1999**: 41' x 22'

Other dimensions and connections include:

- 20' (top horizontal)
- 21' (left vertical for FDG)
- 11' (left vertical for FOP)
- 20' (horizontal between FDG and FOP)
- 13' (horizontal from FOP to BAS)
- 29' (vertical for BAS)
- 7' (horizontal from BAS to FOF)
- 3.7' (vertical for FOF)
- 5' (vertical for FOF)
- 8' (horizontal for FOF)
- 22' (horizontal for FOF)
- 10' (horizontal for FUS)
- 14' (vertical for FUS)
- 5' (horizontal for FUS)
- 13' (horizontal for FUS)
- 41' (vertical for FUS)
- 22' (horizontal for FUS)

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	31	5	155.00	SF	6.50	6.50	100	1999	1999	3	77	776	
3	0810	CONCRETE A	0 100	16	9	144.00	SF	6.50	6.50	100	1999	1999	3	77	721	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	52	156	
5	0476	VF 6 SBPL	0 100	0	0	69.00	LF	32.00	32.00	100	2000	2000	3	52	1,148	

TOTAL OB/XF									
5,706									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		448,092	
TOTAL MARKET OB/XF VALUE		5,706	
TOTAL LAND VALUE - MARKET		128,000	
TOTAL MARKET VALUE		581,798	
SOH/AGL Deduction		333,350	
ASSESSED VALUE		248,448	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		198,448	
TOTAL JUST VALUE		581,798	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		552,492	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110724	H/AC	3,000	05/11/2011
984565	NEW CONSTR	86,734	11/23/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1838/1383	1/19/2013	QC	U	I	11
GRANTOR: SALISBURY PATRICIA					
GRANTEE: ASHLEY KARL C					
1270/0699	11/01/2004	WD	Q	I	
GRANTOR: LOTZ MARK W & WM & KA					
GRANTEE: ASHLEY KARL C & PAT					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FDG=[YR=1999] W20 S21 FOP=[YR=1999] S11 E20 BAS=[YR=1999] S29 L2 D2 W7 D3 L2 S5 R2 D3 S5 FOP=[YR=1999] W8 S19 E8 N19 \$ S21 E22 N68 W13 \$ N11 W20 \$ E20 N21 \$ PTR=S75E20 FUS=[YR=1999] E10 N14 W1 N5 E13 S41 W22 N22 \$ W20N75 \$.									