

BLOCK 8 LOT 3  
AMELIA PARK PHASE 1 UNIT 2  
PB 6/171

OLDERMAN LOUISE S L/E/  
1885 FLOYD ST  
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0008-0030



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 15 | HARDTILE 70    |
| Interior Floo            | 14 | CARPET 30      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 3  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| 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       | 2,120            | 100         | 2,120        | 412,090              |
| FDG       | 400              | 60          | 240          | 46,652               |
| FOP       | 130              | 30          | 39           | 7,581                |
| FOP       | 232              | 30          | 70           | 13,607               |
| FOP       | 286              | 30          | 86           | 16,717               |
| PTO       | 86               | 5           | 4            | 778                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,254 |  | 2,559 | 497,424 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |   |        |    |        |
|----------------|------------|-------------|-----|-----|----|---|--------|----|--------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS  | UT | Adj R  |
| 1              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0 | 740.00 | SF | 6.50   |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 14 | 3 | 42.00  | SF | 6.50   |
| 3              | 0470       | VNYL GATE   | 0   | 100 | 0  | 0 | 1.00   | UT | 300.00 |
| 4              | 0476       | VF 6 SBPL   | 0   | 100 | 0  | 0 | 81.00  | 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  | 70.00       |

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0500 11 2,559 143.9875 215.98 552,693 2002 2002 0 0 0 10.00 90.00

1 SFR CUST - 100% - 2004 Heated Area: 2120 HX Base Yr 2004

1885 FLOYD ST, FERNANDINA BEACH

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/21/2024 MLU

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| 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  | 70.00       |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| 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  | 70.00       |

Total Acres: 0.00 Total Land Value: 280,000 Market: 0 Agricultural: 0 Common: 280,000

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 2      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 2              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 497,424     |        |
| TOTAL MARKET OB/XF VALUE  |  | 5,845       |        |
| TOTAL LAND VALUE - MARKET |  | 280,000     |        |
| TOTAL MARKET VALUE        |  | 783,269     |        |
| SOH/AGL Deduction         |  | 423,582     |        |
| ASSESSED VALUE            |  | 359,687     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB WX    | 55,000 |
| BASE TAXABLE VALUE        |  | 304,687     |        |
| TOTAL JUST VALUE          |  | 783,269     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 627,563     |        |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 020522     | NEW CONSTR  | 3,000   | 03/27/2002 |
| 020003     | NEW CONSTR  | 197,000 | 01/14/2002 |

| SALES DATA                   |           |           |     |     |        |
|------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2501/0779                    | 9/20/2021 | QC        | U   | I   | 11     |
| GRANTOR: OLDERMAN LOUISE S   |           |           |     |     |        |
| GRANTEE: JOHNSON ELISA OLDER |           |           |     |     |        |
| 1162/1396                    | 8/15/2003 | WD        | Q   | I   |        |
| GRANTOR: BRYLEN HOMES LTD    |           |           |     |     |        |
| GRANTEE: OLDERMAN RICHARD J  |           |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |
|----------------|--|--|--|--|--|
|----------------|--|--|--|--|--|

| BUILDING DIMENSIONS                                             |  |  |  |  |  |
|-----------------------------------------------------------------|--|--|--|--|--|
| FDG=[YR=2002] W20 S20 E13 FOP=[YR=2002] S8 W15 S11              |  |  |  |  |  |
| PTO=[YR=2002] D4 L4 W22 S3 FOP=[YR=2002] S5 BAS=[YR=2002]       |  |  |  |  |  |
| S38 E8 S1 FOP=[YR=2002] S8 E28 N8 W12 N2 W4 S2 W12 \$ E12 N2    |  |  |  |  |  |
| E4 S2 E12 N1 E12 N56 W10 S10 W12 S8 W26 \$ E26 N5 W26 \$ E26 N7 |  |  |  |  |  |
| \$ S4 E12 N10 E10 N13 W7 \$ E7 N20 \$ .                         |  |  |  |  |  |

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