BLOCK 10 LOT 1A
IN OR 1903/1465
AMELIA PARK PHASE 1 UNIT 2

HARDING-BOYLAN KIM
1596 PARK LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0010-01A0

BUILDING CHARACTERISTICS

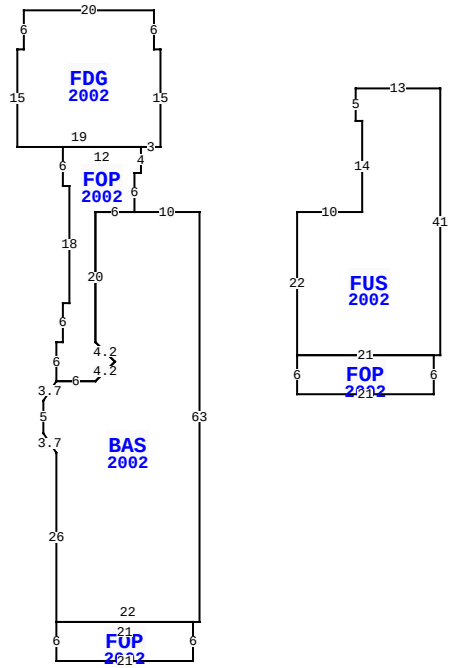
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,237	100	1,237	243,546
FDG	450	60	270	53,159
FOP	126	30	38	7,482
FOP	126	30	38	7,482
FOP	241	30	72	14,176
FUS	717	100	717	141,167
TOTALS	2,897		2,372	467,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,372	231.4368	219.86	521,508	2002	2002	0	0	0	10.45	89.55

1 TOWNHOUSE - 100% - 2015 Heated Area: 1954 HX Base Yr 2015



1596 PARK LN, 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		467,010
TOTAL MARKET OB/XF VALUE		6,017
TOTAL LAND VALUE - MARKET		128,000
TOTAL MARKET VALUE		601,027
SOH/AGL Deduction		290,701
ASSESSED VALUE		310,326
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		260,326
TOTAL JUST VALUE		601,027
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		571,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
012485	NEW CONSTR	0	11/13/2001
20010806	NEW CONSTR	111,180	04/30/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1903/1465	2/19/2014	WD	Q	I	02	295,000
GRANTOR: HARRIS JOHN R & BARBA						
GRANTEE: HARDING-BOYLAN KIM						
0963/1801	12/27/2000	WD	Q	V		34,500
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: HARRIS JOHN R & BAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W10 FOP=[YR=2002] N6 E1 N4 FDG=[YR=2002] E3 N15 W1 N6 W20 S6 W1 S15 E19 $ W12 S6 E1 S18 W1 S6 W1 S6 E6 U3 R3 U3 L3 N20 E6 $ W6 S20 D3 R3 D3 L3 W6 D3 L2 S5 D3 R2 S26 FOP=[YR=2002] S6 E21 N6 W21 $ E22 N63 $ PTR= E15 FUS=[YR=2002] E10 N14 W1 N5 E13 S41 W1 FOP=[YR=2002] S6 W21 N6 E21 $ W21 N22 $ W15 $.

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	2002	2002	3	86	3,010	
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2002	2002	3	20	200	
3	0810	CONCRETE A	0	100	15	17	255.00	SF	6.50	6.50	100	2002	2002	3	82	1,359	
4	0810	CONCRETE A	0	100	5	6	30.00	SF	6.50	6.50	100	2002	2002	3	82	160	
5	0819	CONC 12"	0	100	2	6	12.00	SF	9.50	9.50	100	2002	2002	3	82	93	
6	0476	VF 6 SBPL	0	100	0	0	55.00	LF	32.00	32.00	100	2002	2002	3	58	1,021	
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2002	2002	3	58	174	

LAND DESCRIPTION

TOTAL OB/XF 6,017

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	32.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	128,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 128,000 Market: 0 Agricultural: 0 Common: 128,000 PRINTED 08/06/2024 BY SYS