BLOCK 10 LOT 1C
AMELIA PARK PHASE 1 UNIT 2
PB 6/171

LEHOSIT CHARLES P JR & MARGARET
1588 PARK LANE
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0010-01C0

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06

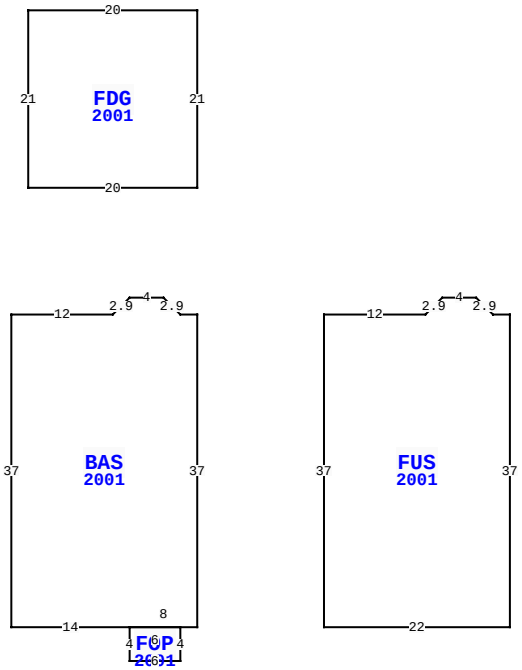
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	826	100	826	114,645
FDG	420	60	252	34,976
FOP	24	30	7	972
FUS	826	100	826	114,645
TOTALS	2,096		1,911	265,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,911	164.1578	155.95	298,020	2001	2001	0	0	0	11.00	89.00

1 TOWNHOUSE - 100% - 2024 Heated Area: 1652 HX Base Yr 2024



1588 PARK LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		265,238
TOTAL MARKET OB/XF VALUE		4,704
TOTAL LAND VALUE - MARKET		88,000
TOTAL MARKET VALUE		357,942
SOH/AGL Deduction		163,007
ASSESSED VALUE		194,935
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,935
TOTAL JUST VALUE		357,942
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	INSTALL ILLUMINAT		10/04/2023
20091451	H/AC	3,000	10/22/2009
012483	NEW CONSTR	0	11/13/2001
20010804	NEW CONSTR	120,300	04/30/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2651/431	6/26/2023	WD	Q	I	01	450,000
GRANTOR: WILKES ELIZABETH G						
GRANTEE: LEHOSIT CHARLES P J						
0941/0516	7/18/2000	WD	Q	V		33,000
GRANTOR: BRYLEN HOMES						
GRANTEE: WILKES ELIZABETH G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W2 U2 L2 W4 L2 D2 W12 S37 E14 FOP=[YR=2001] S4 E6 N4 W6$ E8 N37$PTR=E15 FUS=[YR=2001] E12 U2 R2 E4 R2 D2 E2 S37 W22 N37$ W15 $ PTR= N15 FDG=[YR=2001] 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	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200	
2	0810	CONCRETE A	0	100	18	16	288.00	SF	6.50	6.50	100	2001	2001	3	80	1,498	
3	0810	CONCRETE A	0	100	21	2	42.00	SF	6.50	6.50	100	2001	2001	3	80	218	
4	0830	FLAGSTONE	0	100	0	0	197.00	SF	12.00	12.00	100	2001	2001	3	80	1,891	
5	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2001	2001	3	80	125	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	55	165	
7	0476	VF 6 SBPL	0	100	0	0	54.00	LF	16.00	16.00	100	2001	2001	3	55	475	
8	1076	TRELLIS A	0	100	13	5	65.00	SF	7.50	7.50	100	2001	2001	3	27	132	

LAND DESCRIPTION

TOTAL OB/XF 4,704

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	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