

BLOCK 11 LOT 1C
IN OR 1902/1744
AMELIA PARK PHASE 1 UNIT 2

MACK DANIEL P & CATHLEEN G
1589 PARK AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0011-01C0



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 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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
APT	444	100	444	82,968
FOP	56	30	17	3,176
HXB	714	100	714	133,421
HXB	1,078	100	1,078	201,440
HXG	420	55	231	43,166
HXP	24	30	7	1,308
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TOTALS	2,760		2,498	466,787

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	12	3			36.00	SF	6.50
2	0810	CONCRETE A	0	0	0	0			490.00	SF	6.50
3	0810	CONCRETE A	0	0	12	17			204.00	SF	6.50
4	0470	VNYL GATE	0	0	0	0			1.00	UT	300.00
5	0476	VF 6 SBPL	0	0	0	0			28.00	LF	16.00

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		R-2	0.00	0.00	22.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	12	2,498	221.0064	209.96	524,480	2001	2001	0	0	11.00	89.00
1 TOWNHOUSE - 0% - 0											
Heated Area: 2236											
HX Base Yr											
1589 PARK AV, FERNANDINA BEACH											

TOTAL OB/XF											
4,207											
03/21/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		466,787	
TOTAL MARKET OB/XF VALUE		4,207	
TOTAL LAND VALUE - MARKET		88,000	
TOTAL MARKET VALUE		558,994	
SOH/AGL Deduction		101,447	
ASSESSED VALUE		457,547	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		457,547	
TOTAL JUST VALUE		558,994	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		539,735	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101525	H/AC	7,000	09/09/2010
2003487	NEW CONSTR	112,000	07/16/2000
2003488	NEW CONSTR	27,500	07/16/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1902/1744	2/14/2014	QC	U	I	11	100	
GRANTOR: MACK CATHLEEN G							
GRANTEE: MACK DANIEL P & CAT							
1663/1462	2/16/2010	WD	U	I	12	228,000	
GRANTOR: WACHOVIA MORTGAGE COR							
GRANTEE: CROWLEY CATHLEEN G							

BUILDING NOTES											
HXG=[YR=2001] W20 S21 E14 HXP=[YR=2001] S4 E6 N4 W6 \$ E6											
N21 \$ PTR= S30 HXB=[YR=2001] W10 D2 L2 W10 S48 E12											
HXP=[YR=2001] S4 E6 N4 W6 \$ E10 N50 \$ N30 \$ PTR= E10											
APT=[YR=2001] E20 S25 W6 FOP=[YR=2001] N4 W14 S4 E14 \$ N4											
W14 N21 \$ W10 \$ PTR= E30 S45 HXB=[YR=2001] S37 W22 N27 E10											
N10 E12 \$ N45 W30 \$.											