

BLOCK 11 LOT 2A
AMELIA PARK PHASE 1 UNIT 2
PB 6/171

LAS REVOCABLE LIVING TRUST/SHERMAN LEE A TRUSTEE
1581 PARK AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0011-02A0



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100

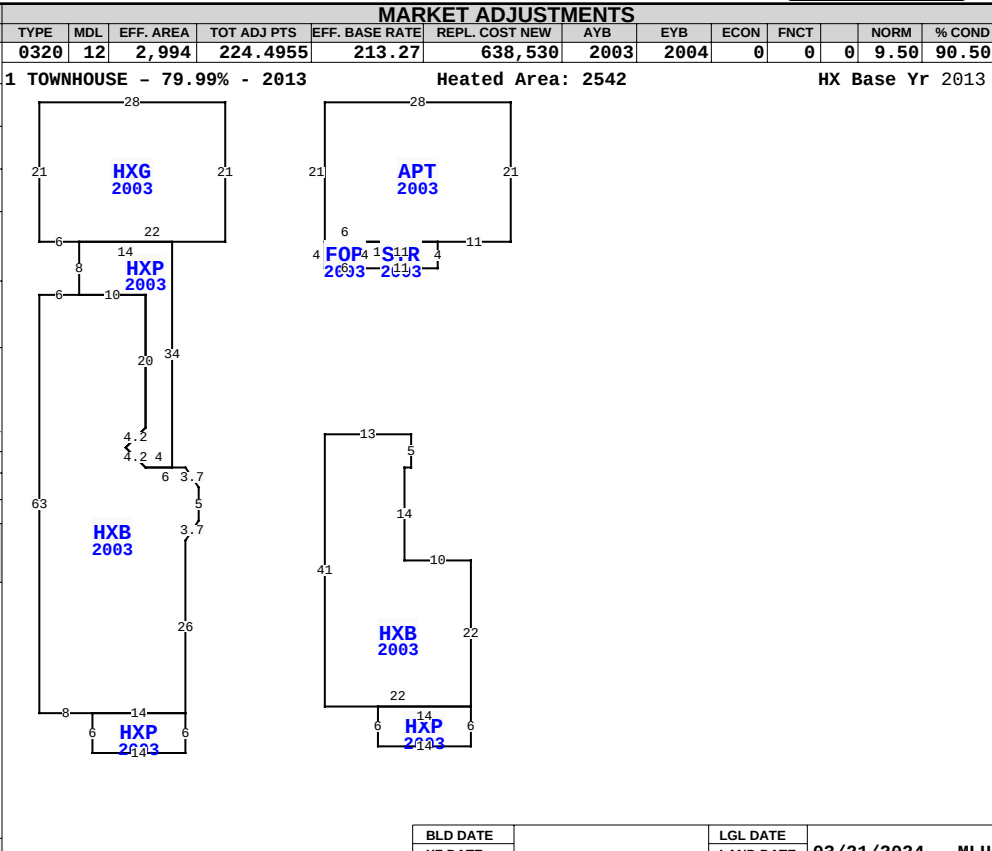
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	588	100	588	113,490
FOP	24	30	7	1,351
HXB	717	100	717	138,388
HXB	1,237	100	1,237	238,753
HXG	588	55	323	62,342
HXP	84	30	25	4,825
HXP	84	30	25	4,825
HXP	225	30	68	13,124
STR	44	10	4	772
TOTALS	3,591		2,994	577,870

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	5,250.00	5,250.00	
2	0810	CONCRETE A	0	100	16	26	416.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	8	6	48.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	11	5	55.00	SF	6.50	6.50	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	
6	0471	VINYL FNC	0	100	0	0	10.00	LF	32.00	32.00	
7	0471	VINYL FNC	0	100	0	0	53.00	LF	16.00	16.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	000100	C	SFR	100	0003	R-2	0.00	0.00	32.00	FF	



1581 PARK AV, FERNANDINA BEACH											
TOTAL OB/XF 8,263											

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	000100	C	SFR	100	0003	R-2	0.00	0.00	32.00	FF	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			577,870
TOTAL MARKET OB/XF VALUE			8,263
TOTAL LAND VALUE - MARKET			128,000
TOTAL MARKET VALUE			714,133
SOH/AGL Deduction			365,653
ASSESSED VALUE			348,480
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			298,480
TOTAL JUST VALUE			714,133
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			685,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
021426	NEW CONSTR	38,000	08/21/2002
011664	NEW CONSTR	162,060	07/20/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2295/1700	7/31/2019	WD	U	I	11
GRANTOR: SHERMAN LEE A &					
GRANTEE: LAS REVOCABLE LIVIN					
1783/0918	3/15/2012	WD	Q	I	02
GRANTOR: CROSSMAN ARTHUR W & A					
GRANTEE: SHERMAN LEE A & BEV					

BUILDING NOTES											
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BUILDING DIMENSIONS											
HXG=[YR=2003] W28 S21 E6 HXP=[YR=2003] S8 HXB=[YR=2003] W6 S63 E8 HXP=[YR=2003] S6 E14 N6 W14\$ E14 N26 R2 U3 N5 U3 L2 W6 U3 L3 U3 R3 N20 W10\$ E10 S20 L3 D3 D3 R3 E4 N34 W14\$ E22 N21\$ PTR=E15S25 FOP=[YR=2003] N4 APT=[YR=2003] N21E28 S21 W11 STR=[YR=2003] W11S4E11N4\$ W17\$ E6 S4 W6\$N25 W15\$ PTR=E15S50 HXB=[YR=2003] E13 S5W1 S14 E10 S22 HXP=[YR=2003] S6 W14 N6 E14\$W22 N41\$ N50W15\$.											