BLOCK 13 LOT 9
AMELIA PARK PHASE 1 UNIT 3
PB 6/213

AITKEN LIVING TRUST/AITKEN BARBARA M TRUSTEE
1712 FIELD STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0013-0090

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	14	CARPET 70
Interior Floo	15	HARDTILE 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

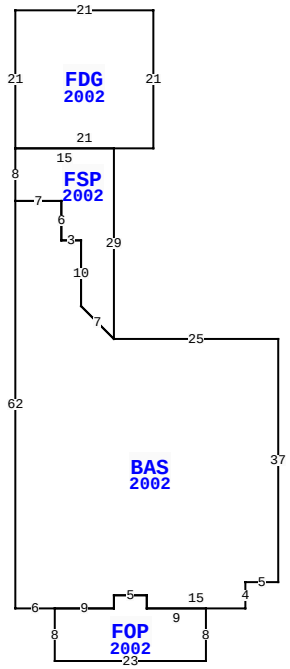
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,815	100	1,815	347,348
FDG	441	60	265	50,715
FOP	194	30	58	11,100
FSP	231	40	92	17,607
TOTALS	2,681		2,230	426,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,230	141.7599	212.64	474,187	2002	2002	0	0	0	10.00	90.00

1 SFR CUST – 0% - 2024 Heated Area: 1815 HX Base Yr



1712 FIELD ST, 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	426,768
TOTAL MARKET OB/XF VALUE	3,971
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	630,739
SOH/AGL Deduction	0
ASSESSED VALUE	630,739
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	630,739
TOTAL JUST VALUE	630,739
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	507,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0051	INTERIOR REMODEL	205,000	02/02/2024
012043	NEW CONSTR	173,000	10/09/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/601	7/11/2024	WD	U	I	11	100
GRANTOR: AITKEN JOHN W FAMILY						
GRANTEE: AITKEN LIVING TRUST						
2645/1293	6/02/2023	WD	Q	I	02	776,000
GRANTOR: WAAS BETTY T L/E						
GRANTEE: AITKEN JOHN W FAMIL						

BUILDING NOTES

BUILDING DIMENSIONS

FDG=[YR=2002] W21 S21 FSP=[YR=2002] S8 BAS=[YR=2002] S62 E6 FOP=[YR=2002] S8 E23 N8 W9 N2 W5 S2 W9 $ E9 N2 E5 S2 E15 N4 E5 N37 W25 U5 L5 N10 W3 N6 W7 $ E7 S6 E3 S10 D5 R5 N29 W15 $ E21 N21 $.

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	0810	CONCRETE A	0	0	28	3	84.00	SF	6.50	6.50	100	2002	2002	3	82	448	
2	0810	CONCRETE A	0	0	36	16	576.00	SF	6.50	6.50	100	2002	2002	3	82	3,070	
3	0810	CONCRETE A	0	0	17	5	85.00	SF	6.50	6.50	100	2002	2002	3	82	453	

LAND DESCRIPTION

TOTAL OB/XF 3,971

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	0		R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS