

BLOCK 14 LOT 9
IN OR 1994/803
AMELIA PARK PHASE 1 UNIT 6

DONINI JOSEPH V L/E/
1900 PERIMETER PARK RD W
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0014-0090



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	2,053	100	2,053	385,734
FDG	400	60	240	45,093
FOP	247	30	74	13,904
FSP	300	40	120	22,546
PTO	233	5	12	2,255

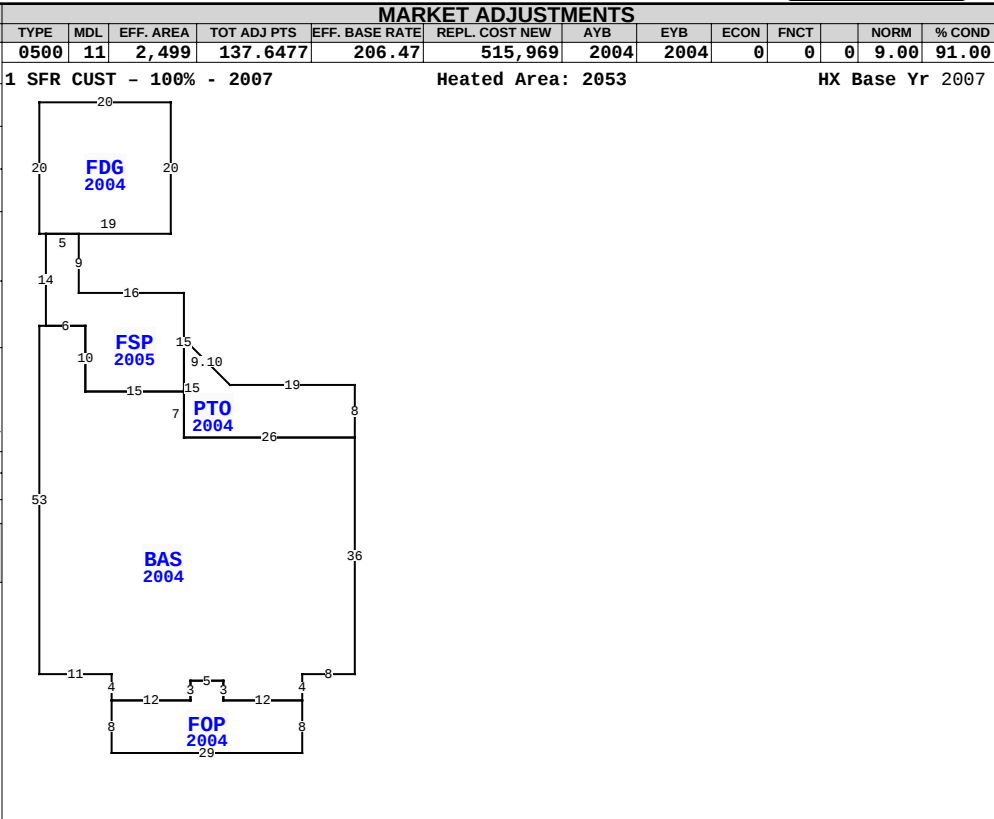
TOTALS 3,233 2,499 469,532

EXTRA FEATURES

L N	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	0819	CONC 12"	0 100	2	5	10.00	SF	9.50	9.50	100	2004	2004	3	84	80	
2	0810	CONCRETE A	0 100	13	5	65.00	SF	6.50	6.50	100	2004	2004	3	84	355	
3	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50	100	2004	2004	3	84	87	
4	0810	CONCRETE A	0 100	0	0	830.00	SF	6.50	6.50	100	2004	2004	3	84	4,532	
5	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2004	2004	3	64	192	
6	0476	VF 6 SBPL	0 100	0	0	71.00	LF	32.00	32.00	100	2004	2004	3	64	1,454	
7	0861	POOL GUNIT	0 100	0	0	352.00	SF	85.00	85.00	100	2020	2020	3	93	27,826	
8	0855	CONC PAVER	0 100	0	0	572.00	SF	10.00	10.00	100	2020	2020	3	99	5,663	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	R-2	0.00	0.00	60.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	240,000							



1900 W PERIMETER PARK RD, FERNANDINA BEACH

TOTAL OB/XF										40,189									
BLD DATE										LGL DATE									
XF DATE										LAND DATE									
INC DATE										AG DATE									

TOTAL OB/XF										40,189									
BLD DATE										LGL DATE									
XF DATE										LAND DATE									
INC DATE										AG DATE									

NASSAU COUNTY PROPERTY										PAGE 1 of 1 2									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 2									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										469,532									
TOTAL LAND VALUE - MARKET										240,000									
TOTAL MARKET VALUE										749,721									
SOH/AGL Deduction										400,662									
ASSESSED VALUE										349,059									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										299,059									
TOTAL JUST VALUE										749,721									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										609,427									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190525	SWIM POOL	0	10/02/2019
20051147	XFOB	4,000	01/28/2005
20042337	OTHER	1,000	12/13/2004
20041183	NEW CONSTR	209,000	06/28/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1994/0803	7/29/2015	WD	U	I	11	100	
GRANTOR: DONINI JOSEPH V							
GRANTEE: DONINI JOSEPH V REV							
1389/0961	2/15/2006	WD	Q	I		500,000	
GRANTOR: DOOLEY CALVIN E & SAN							
GRANTEE: DONINI JOSEPH V							

BUILDING NOTES

BUILDING DIMENSIONS

FDG=[YR=2004] W20 S20 E1 FSP=[YR=2005] S14 BAS=[YR=2004] W1 S53 E11 S4 FOP=[YR=2004] S8 E29 N8 W12 N3 W5 S3 W12\$ E12 N3 E5 S3 E12 N4 E8 N36 PTO=[YR=2004] N8 W19 U7 L7 S15 E26\$ W26 N7 W15 N10 W6\$ E6 S10 E15 N15 W16 N9 W5\$ E19 N20\$.