

BLOCK 15 LOT 4
IN OR 1799/921
AMELIA PARK PHASE 1 UNIT 6

WYATT CAROLINE WAUGH LIVING TRUST/WYATT CAROLINE W
1516 FIELD ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0015-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	19	MARBLE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,314	100	2,314	450,694
FGR	402	55	221	43,044
FOP	86	30	26	5,064
FOP	174	30	52	10,128
FOP	271	30	81	15,776
PTO	60	5	3	585

TOTALS	3,307		2,697	525,291
--------	-------	--	-------	---------

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0810	CONCRETE A	0	100	31	19	589.00	SF	6.50	6.50	100	2003	2003	3	83	3,178	
3	0810	CONCRETE A	0	100	6	5	30.00	SF	6.50	6.50	100	2003	2003	3	83	162	
4	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2003	2003	3	83	324	
5	1127	BRICK 8"	0	100	30	8	240.00	SF	11.00	11.00	100	2003	2003	3	95	2,508	
6	0825	BRICK	0	100	2	5	10.00	SF	12.50	12.50	100	2003	2003	3	95	119	
7	1127	BRICK 8"	0	100	14	5	70.00	SF	11.00	11.00	100	2003	2003	3	95	732	
8	0825	BRICK	0	100	0	0	220.00	SF	12.50	12.50	100	2004	2004	3	96	2,640	

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	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

1 SFR CUST - 100% - 2004

Heated Area: 2314

HX Base Yr 2004

1516 FIELD ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/21/2024 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,697	144.3533	216.53	583,981	2003	2003	0	0	10.05	89.95

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		525,291	
TOTAL MARKET OB/XF VALUE		12,708	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		737,999	
SOH/AGL Deduction		389,788	
ASSESSED VALUE		348,211	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		293,211	
TOTAL JUST VALUE		737,999	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		597,551	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120578	H/AC	3,798	04/09/2012
20032773	NEW CONSTR	183,000	03/26/2003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120578	H/AC	3,798	04/09/2012
20032773	NEW CONSTR	183,000	03/26/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1799/0921	6/12/2012	WD	U	I	11

GRANTOR: BRYLEN HOMES LTD					
GRANTEE: WYATT CAROLINE WAUGH					
1103/0802	12/26/2002	WD	Q	V	
GRANTOR: BRYLEN HOMES LTD					
GRANTEE: THE CAROLINE WAUGH					

BUILDING NOTES

--

BUILDING DIMENSIONS

FGR=[YR=2003] W19 BAS=[YR=2003] N8 W21 S32 PTO=[YR=2003]
S4 E16FOP=[YR=2003] S15 FOP=[YR=2003] W16S10E8 D2 R2 U12 R12
W6\$E6N11 U8 L8 D4 R2 \$ U4 L2 W14 \$ E14 R8 D8 S11 D12 L12 U2
L2 W8 S26 E6 S3 E17 N1 FOP=[YR=2003] E24 N19 W7 S10 W12 S3W5
S6 \$ N6 E5 N3 E12 N52 W10 S2 W3 N2 W7 U3 L3 N2E4N15\$ S15W4S2
D3 R3 E7 S2 E3 N2 E10 N20 \$.