

BLOCK 15 LOT 5
IN OR 2021/888
AMELIA PARK PHASE 1 UNIT 6

FARMER CATHY & LARRY C
1520 FIELD STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0015-0050



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	19	MARBLE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,405	100	1,405	272,702
FDG	672	60	403	78,220
FOP	184	30	55	10,675
FOP	231	30	69	13,392
FUS	1,330	100	1,330	258,145
TOTALS	3,822		3,262	633,134

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	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	38	26	988.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	14	7	98.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50	6.50	
5	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		R-2	0.00	0.00	50.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,262	142.1943	213.29	695,752	2004	2004	0	0	9.00	91.00
1 SFR CUST - 100% - 2017 Heated Area: 2735 HX Base Yr 2017											
1520 FIELD ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/21/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			633,134
TOTAL MARKET OB/XF VALUE			9,178
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			842,312
SOH/AGL Deduction			325,623
ASSESSED VALUE			516,689
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			466,689
TOTAL JUST VALUE			842,312
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			683,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033613	NEW CONSTR	234,000	08/05/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2021/0888	12/28/2015	WD	Q	I	01
GRANTOR: DEVIESE TIMOTHY P & A					
GRANTEE: FARMER CATHY & LARR					
1129/1776	4/15/2003	WD	Q	V	
GRANTOR: BRYLEN HOMES LTD					
GRANTEE: DEVIESE TIMOTHY & A					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FDG=[YR=2004] W21 S32 E2 FOP=[YR=2004] S6 BAS=[YR=2004] W10 S9 W14 S25 E5 S14 E12 FOP=[YR=2004] E23 N8 W23 S8\$ N8 E23 N31 W15 N9 W1\$ E1 S9 E15 N15 W16\$ E19 N32\$ PTR=E15S48 FUS=[YR=2004] E40 S31 W15 S3 W8 S5 W12 N14 W5 N25\$N48 W15\$.											