BLOCK 16 LOT 5
IN OR 1920/276
AMELIA PARK PHASE 1 UNIT 5

OWENS LUCIA LOUISE
4447 SWILCAN BRIDGE LN N
JACKSONVILLE, FL 32224

2024

00-00-31-102P-0016-0050

BUILDING CHARACTERISTICS

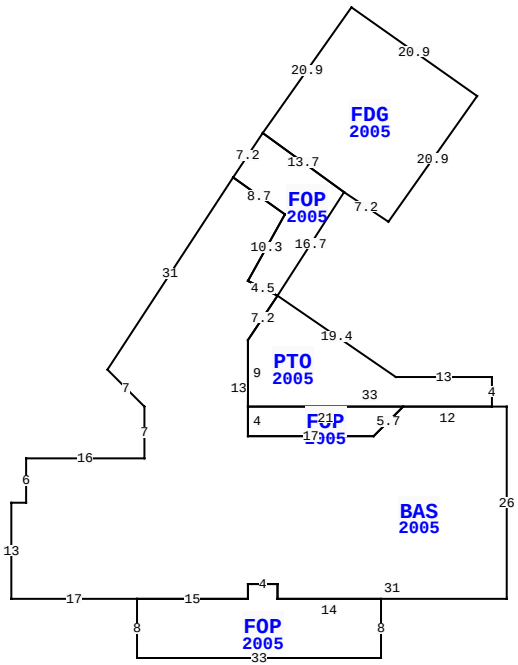
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,922	100	1,922	402,551
FDG	435	60	261	54,665
FOP	76	30	23	4,817
FOP	145	30	44	9,216
FOP	272	30	82	17,175
PTO	252	5	13	2,723
TOTALS	3,102		2,345	491,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,345	152.5981	228.90	536,770	2005	2005	0	0	0	8.50	91.50

1 SFR CUST – 0% - 0 Heated Area: 1922 HX Base Yr



1529 CARNATION ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	491,145
TOTAL MARKET OB/XF VALUE	6,110
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	697,255
SOH/AGL Deduction	88,989
ASSESSED VALUE	608,266
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	608,266
TOTAL JUST VALUE	697,255
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	562,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052058	OTHER	1,000	06/24/2005
20051338	GAS	1,000	03/02/2005
20051229	H/AC	6,000	02/11/2005
20042437	NEW CONSTR	2,000	12/29/2004
20042168	NEW CONSTR	6,000	11/17/2004
20041771	NEW CONSTR	146,000	09/30/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1920/0276	5/30/2014	WD	Q	I	01	369,000
GRANTOR: HOLMES DEBORAH A & JO						
GRANTEE: OWENS LUCIA LOUISE						
1244/1561	7/12/2004	WD	Q	V		61,900
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: HOLMES DEBORAH A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W2 PTO=[YR=2005] N4 W13 L16 U11
FOP=[YR=2005] U14 R9 FDG=[YR=2005] D4 R6 R12 U17 L17
U12 L12 D17 R11 D8 $ U8 L11 L4 D6 R7 D5 L5 D9 R4 D2
$ D6 L4 S9 E33$ W12 FOP=[YR=2005] W21S4E17 R4 U4 $ D4 L4
W17N13 U6 R4 L4 U2 U9 R5 U5 L7 L17 D26 D5 R5
S7W16S6W2S13E17 FOP=[YR=2005] S8 E33N8W14N2 W4S2W15$
E15N2E4S2 E31N26$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	2005	2005	3	86	335	
3	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	100	2005	2005	3	86	89	
4	0810	CONCRETE A	0	0	0	0	460.00	SF	6.50	6.50	100	2005	2005	3	86	2,571	

LAND DESCRIPTION

TOTAL OB/XF 6,110

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