

BLOCK 18 LOT 5
IN OR 2153/906
AMELIA PARK PHASE 1 UNIT 7

BRODSKY ROBERT G & POLLY M
1901 PERIMETER PARK RD
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0018-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	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
NEIGHBORHOOD/LOC	1031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,912	100	1,912	358,844
FGR	460	55	253	47,483
FOP	312	30	94	17,642
FOP	322	30	97	18,205
FUS	832	100	832	156,150
TOTALS	3,838		3,188	598,324

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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0500	FP-PRE FAB	0	100	0	0	
2	0962	SKYLIGHT	0	100	0	0	
3	0810	CONCRETE A	0	100	19	16	
4	1127	BRICK 8"	0	100	0	0	
5	0461	IRON FENCE	0	100	48	3	
6	0462	ST/AL FNC	0	100	117	3	
7	0819	CONC 12"	0	100	6	4	
8	0825	BRICK	0	100	10	9	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R-2	0.00	0.00	52.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,188	136.0018	204.00	650,352	2006	2006	0	0	8.00	92.00
1 SFR CUST - 100% - 2018											
Heated Area: 2744											
HX Base Yr 2018											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
03/21/2024 MLU											

1901 W PERIMETER PARK RD, FERNANDINA BEACH											
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TOTAL OB/XF											
10,468											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 2											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE											
598,324											
TOTAL MARKET OB/XF VALUE											
10,468											
TOTAL LAND VALUE - MARKET											
208,000											
TOTAL MARKET VALUE											
816,792											
SOH/AGL Deduction											
289,571											
ASSESSED VALUE											
527,221											
TOTAL EXEMPTION VALUE											
HX HB 50,000											
BASE TAXABLE VALUE											
477,221											
TOTAL JUST VALUE											
816,792											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
661,710											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061938	OTHER	750	08/18/2006
20060958	GAS	300	05/04/2006
20060943	H/AC	11,200	05/02/2006
20060324	NEW CONSTR	2,000	02/10/2006
20060238	NEW CONSTR	6,889	01/27/2006
20053232	NEW CONSTR	425,000	12/22/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2153/0906	10/20/2017	WD	Q	I	02	565,000	
GRANTOR: MISINCO H GLENN & WAN							
GRANTEE: BRODSKY ROBERT G &							
1761/0604	10/18/2011	WD	Q	I	01	400,000	
GRANTOR: GORDON ROGER L & MARC							
GRANTEE: MISINCO H GLENN & W							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] N70 FGR=[YR=2006] N20 W23 S20 E23\$W30S36											
FOP=[YR=2006] W5S31 E12N11W2N18 W5N2\$S2E5S18E2S14 E23\$ PTR=E20 FUS=[YR=2006] E23 N36 W15 S4 W10 FOP=[YR=2006] W10 S29											
E12 N11 W2 N18\$S18 E2 S14\$ W20\$.											