

BLOCK 18 LOT 6
AMELIA PARK PHASE 1 UNIT 7
PB 6/366

MCKENNA WILLIAM P/SIMONSON ANN V
1905 PERIMETER PARK W
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0018-0060



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		2.5 100
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	360,075
FGR	460	55	253	47,646
FOP	312	30	94	17,703
FOP	322	30	97	18,268
FUS	844	100	844	158,946
TOTALS	3,850		3,200	602,637

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	19	16	304.00	SF	6.50	6.50	100	2006
2	0825	BRICK	0 100	9	8	72.00	SF	12.50	12.50	100	2006
3	1127	BRICK 8"	0 100	0	0	103.00	SF	11.00	11.00	100	2006
4	0462	ST/AL FNC	0 100	36	3	108.00	SF	10.00	10.00	100	2006
5	1242	WD DECK A	0 100	6	6	36.00	SF	10.00	10.00	100	2006

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	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,200	136.4691	204.70	655,040	2006	2006	0	0	8.00	92.00
1 SFR CUST - 100% - 2021											
Heated Area: 2756											
HX Base Yr 2021											
1905 W PERIMETER PARK RD, FERNANDINA BEACH											
BLD DATE: 03/21/2024 MLU											
XF DATE: 03/21/2024 MLU											
AG DATE: 03/21/2024 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		602,637	
TOTAL MARKET OB/XF VALUE		4,243	
TOTAL LAND VALUE - MARKET		208,000	
TOTAL MARKET VALUE		814,880	
SOH/AGL Deduction		228,801	
ASSESSED VALUE		586,079	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		536,079	
TOTAL JUST VALUE		814,880	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		658,923	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062444	OTHER	300	11/03/2006
20061703	NEW CONSTR	6,000	07/18/2006
20061637	GAS	1,000	07/11/2006
20061640	H/AC	11,000	07/11/2006
20061091	NEW CONSTR	6,964	05/17/2006
20060947	NEW CONSTR	405,000	05/02/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2371/1874	6/26/2020	WD	Q	I	02
GRANTOR: ADAMS DENNIS & KANDEE					
GRANTEE: MCKENNA WILLIAM P &					
2278/0974	5/31/2019	WD	Q	I	01
GRANTOR: WOLESCHIN SHAUN T & JA					
GRANTEE: ADAMS DENNIS & KAND					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] N70FGR=[YR=2006] N20 W23 S20 E23\$W30 S36											
FOP=[YR=2006] W5 S31 E12 N11 W2N18W5N2\$S2E5S18E2S14E23\$											
PTR=E25 FUS=[YR=2006] E23 N36 W18 S4 W7 FOP=[YR=2006] W10S29											
E12 N11 W2 N18\$S18 E2 S14\$ W25\$.											