

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

FRENCH DOUGLAS A & TONI C
1774 DUNES CLUB PLACE
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0018-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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	1,780	100	1,780	375,825
FGR	576	55	317	66,931
FOP	138	30	41	8,657
FOP	270	30	81	17,102
FUS	725	100	725	153,075
STP	16	10	2	423

TOTALS	3,505		2,946	622,010
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	814.00	SF	10.00	10.00

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,946	142.1816	213.27	628,293	2020	2020	0	0	1.00	99.00
1 SFR CUST - 100% - 2021											
Heated Area: 2505											
HX Base Yr 2021											
1909 W PERIMETER PARK RD, FERNANDINA BEACH											
BLD DATE: 03/21/2024 MLU											

TOTAL OB/XF											
8,059											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		622,010	
TOTAL MARKET OB/XF VALUE		8,059	
TOTAL LAND VALUE - MARKET		208,000	
TOTAL MARKET VALUE		838,069	
SOH/AGL Deduction		217,951	
ASSESSED VALUE		620,118	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		570,118	
TOTAL JUST VALUE		838,069	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		701,830	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190237	NEW CONSTR	0	05/30/2019
20190238	GARAGE	0	05/30/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2704/1553	4/08/2024	WD Q	Q	I	02
GRANTOR: FANCIULLO SUSAN					
GRANTEE: FRENCH DOUGLAS A &					
2371/1968	6/25/2020	WD Q	Q	I	02
GRANTOR: SEAVIEW CUSTOM HOMES					
GRANTEE: FANCIULLO SUSAN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2020] W24 S24 E1 FOP=[YR=2020] S12 BAS=[YR=2020] W13 S25 FOP=[YR=2020] S9 STP=[YR=2020] W2 S8 E2 N8 \$ S18 E10 N27 W10 \$ E10 S29 E26 N54 W1 N12 W9 S10 W9 S2 W4 \$ E4 N2 E9 N10 W13 \$ E23 N24 \$ PTR= E30 FUS=[YR=2020] E25 S29 W25 N29 \$ W30 \$.									