BLOCK 18 LOT 8
IN OR 2218/1303
AMELIA PARK PHASE 1 UNIT 7

MUTHERSBAUGH JEFFRY E & MARYAN
1913 PERIMETER PARK RD W
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0018-0080

BUILDING CHARACTERISTICS

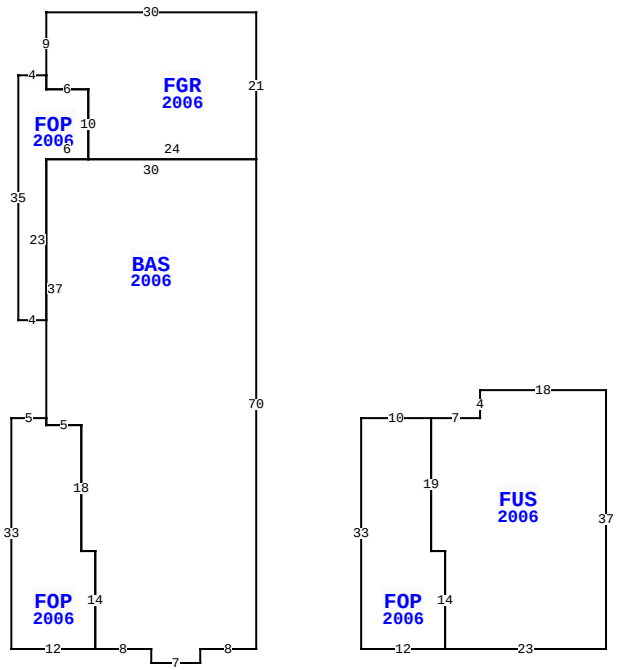
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,926	100	1,926	366,752
FGR	570	55	314	59,793
FOP	200	30	60	11,425
FOP	353	30	106	20,185
FOP	358	30	107	20,375
FUS	869	100	869	165,477
TOTALS	4,276		3,382	644,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,382	137.9880	206.98	700,006	2006	2006	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2019 Heated Area: 2795 HX Base Yr 2019



1913 W PERIMETER PARK RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		644,006
TOTAL MARKET OB/XF VALUE		7,684
TOTAL LAND VALUE - MARKET		208,000
TOTAL MARKET VALUE		859,690
SOH/AGL Deduction		338,217
ASSESSED VALUE		521,473
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		471,473
TOTAL JUST VALUE		859,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		648,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062652	OTHER	98	12/01/2006
20061937	GAS	300	08/18/2006
20061896	H/AC	11,100	08/10/2006
20061798	NEW CONSTR	2,000	07/27/2006
20061514	NEW CONSTR	10,359	06/29/2006
20061315	NEW CONSTR	410,000	06/12/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2218/1303	8/16/2018	WD	Q	I	01	639,000
GRANTOR: MURDOCK RICHARD B & J						
GRANTEE: MUTHERSBAUGH JEFFRY						
2151/1766	10/03/2017	WD	Q	I	01	550,000
GRANTOR: LATHBURY SEAN L & GIN						
GRANTEE: MURDOCK RICHARD B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N70 FGR=[YR=2006] N21 W30 S9 FOP=[YR=2006] W4 S35 E4 N23 E6N10W6 N2$S2E6S 10E24$ W30S37FOP=[YR=2006] W5S33E12N14W2N18W5N1$S1E5S18E2 S14 E8 S2 E7 N2 E8$ PTR= E15 FOP=[YR=2006] N33 E10 FUS=[YR=2006] E7 N4 E18 S37 W23 N14W2 N19$ S19 E2 S14 W12$ W15$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0810	CONCRETE A	0	100	0	0	421.00	SF	6.50	6.50	100	2006	2006	3	87	2,381	
3	0825	BRICK	0	100	6	5	30.00	SF	12.50	12.50	100	2006	2006	3	96	360	
4	1127	BRICK 8"	0	100	0	0	126.00	SF	11.00	11.00	100	2006	2006	3	96	1,331	
5	0462	ST/AL FNC	0	100	35	3	105.00	SF	10.00	10.00	100	2006	2006	3	44	462	

LAND DESCRIPTION

TOTAL OB/XF 7,684

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	100		R-2	0.00	0.00	52.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	208,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 208,000 Market: 0 Agricultural: 0 Common: 208,000 PRINTED 08/06/2024 BY SYS