BLOCK 19 LOT 11
IN OR 1271/643
AMELIA PARK PHASE 2 UNIT 8

POWERS DEBORAH E
1728 HEATHER STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0019-0110

BUILDING CHARACTERISTICS

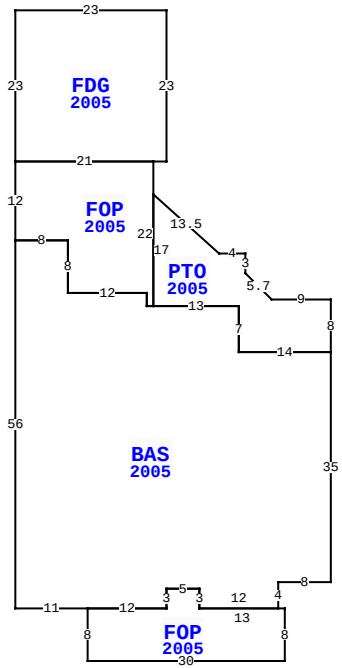
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,167	100	2,167	416,290
FDG	529	60	317	60,897
FOP	255	30	76	14,600
FOP	358	30	107	20,555
PTO	276	5	14	2,689
TOTALS	3,585		2,681	515,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,681	139.9642	209.95	562,876	2005	2005	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2006 Heated Area: 2167 HX Base Yr 2006



1728 HEATHER ST, 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		515,032
TOTAL MARKET OB/XF VALUE		10,182
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		745,214
SOH/AGL Deduction		396,975
ASSESSED VALUE		348,239
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		293,239
TOTAL JUST VALUE		745,214
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		601,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060031	XFOB	1,500	01/10/2006
20051564	GAS	1,000	04/12/2005
20051496	NEW CONSTR	2,000	04/01/2005
20051268	H/AC	6,000	02/17/2005
20041872	NEW CONSTR	174,000	10/15/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1271/0643	11/04/2004	WD	Q	V		75,100
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: POWERS JAMES E & DE						
1271/0641	11/04/2004	WD	U	V	19	65,000
GRANTOR: AMELIA PARK DEVELOPME						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] N35 PTO=[YR=2005] N8 W9 U4 L4 N3 W4 U9 L10 S17 E13 S7 E14$ W14 N7 W13 FOP=[YR=2005] N22 FDG=[YR=2005] E2 N23 W23 S23 E21$W21 S12 E8 S8 E12 S2 E1$W1 N2 W12 N8 W8 S56 E11 FOP=[YR=2005] S8 E30 N8 W13 N3 W5 S3 W12$E12 N3 E5 S3 E12 N4 E8$.

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	2005	2005	3	89	3,115	
2	1100	VAC SYSTEM	0	100	0	0	1.00	UT	1,320.00	1,320.00	100	2005	2005	3	24	317	
3	0825	BRICK	0	100	13	6	78.00	SF	12.50	12.50	100	2005	2005	3	96	936	
4	0830	FLAGSTONE	0	100	42	4	168.00	SF	12.00	12.00	100	2005	2005	3	86	1,734	
5	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	100	2005	2005	3	86	1,342	
6	0810	CONCRETE A	0	100	32	9	288.00	SF	6.50	6.50	100	2005	2005	3	86	1,610	
7	0820	WOOD WALK	0	100	30	4	120.00	SF	23.50	23.50	100	2005	2005	3	40	1,128	

LAND DESCRIPTION

TOTAL OB/XF 10,182

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	55.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	220,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 08/06/2024 BY SYS