

BLOCK 20 LOT 11
AMELIA PARK PHASE 2 UNIT 8
PB 6/391

MARKOWSKI KAREN O & PAUL A
1775 NEIGHBOR STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0020-0110



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	14	CARPET 70
Interior Floo	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. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

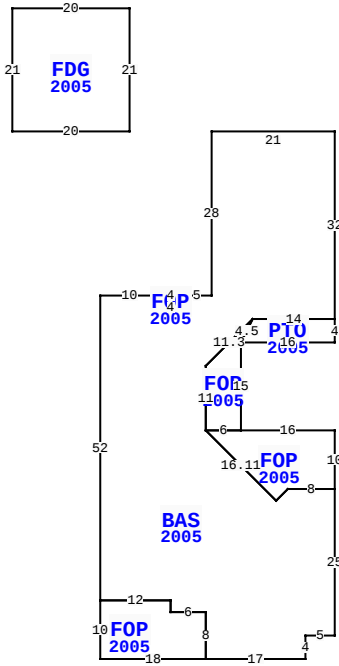
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,312	100	2,312	440,655
FDG	420	60	252	48,030
FOP	8	30	2	382
FOP	86	30	26	4,956
FOP	168	30	50	9,530
FOP	174	30	52	9,911
PTO	60	5	3	572
TOTALS	3,228		2,697	514,033

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	0	0	1,035.00	SF	6.50	6.50	
3	0825	BRICK	0	100	3	6	18.00	SF	25.00	25.00	
5	0476	VF 6 SBPL	0	100	0	0	44.00	LF	32.00	32.00	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	
7	0911	SCRN RM A	0	100	0	0	340.00	SF	17.50	17.50	
8	0855	CONC PAVER	0	100	0	0	84.00	SF	10.00	10.00	
9	0855	CONC PAVER	0	100	0	0	144.00	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	UNIT TYPE	D T
1	000100	C	SFR	100		R-2	0.00	0.00	60.00	FF	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,697	138.8669	208.30	561,785	2005	2005	0	0	8.50	91.50
1 SFR CUST - 100% - 2024											
Heated Area: 2312											
HX Base Yr 2024											



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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		514,033	
TOTAL MARKET OB/XF VALUE		18,690	
TOTAL LAND VALUE - MARKET		240,000	
TOTAL MARKET VALUE		772,723	
SOH/AGL Deduction		202,105	
ASSESSED VALUE		570,618	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		520,618	
TOTAL JUST VALUE		772,723	
NCON VALUE		7,006	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		636,679	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0414	911-202*20	11,000	08/23/2023
20051365	NEW CONSTR	1,000	03/07/2005
20051257	NEW CONSTR	2,000	02/16/2005
20051174	NEW CONSTR	172,000	02/03/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2625/1586	3/15/2023	WD	Q	I	02	780,000
GRANTOR: LOTZ KARELYN H						
GRANTEE: MARKOWSKI KAREN O &						
1279/1557	12/09/2004	WD	Q	V		77,900
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: LOTZ KARELYN H & WI						

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2005] W21 S28 W5 FOP=[YR=2005] W4 S2 E4 N2\$S2 W4 N2 W10 S52 FOP=[YR=2005] S10 E18 N8 W6 N2 W12\$ E12 S2 E6 S8 E17 N4 E5 N25 FOP=[YR=2005] N10 W16 FOP=[YR=2005] N15 PTO=[YR=2005] E16N4W14 D4 L2 \$ U4 R2 L8 D8 S11E6\$W6 D12 R12 U2 R2 E8 \$ W8 D2 L2 L12 U12 N11 U8 R8 E14 N32\$ PTR=W35 FDG=[YR=2005] N21 W20 S21 E20\$E35\$.											

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	60.00	FF	