

BLOCK 21 LOT 3
IN OR 1325/372
AMELIA PARK PHASE 2 UNIT 8

BERTSCH JOHN P & BEVERLY C
1755 BURNHAM LANE
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0021-0030



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 80
Interior Floo	14	CARPET 20
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
BAS	2,361	100
FGR	451	55
FOP	78	30
FOP	192	30
FOP	288	30
PTO	145	5
TOTALS	3,515	2,783

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,783	144.3533	216.53	602,603	2006	2006	0	0	8.00	92.00
1 SFR CUST - 100% - 2007											
Heated Area: 2361											
HX Base Yr 2007											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	2,361	100	2,361	470,329							
FGR	451	55	248	49,403							
FOP	78	30	23	4,582							
FOP	192	30	58	11,554							
FOP	288	30	86	17,132							
PTO	145	5	7	1,395							
TOTALS	3,515		2,783	554,395							

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	24	17	408.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	31	3	93.00	SF	6.50	6.50	
3	0825	BRICK	0	100	2	5	10.00	SF	25.00	25.00	
4	1127	BRICK 8"	0	100	30	6	180.00	SF	11.00	11.00	
5	0861	POOL GUNIT	0	100	18	10	180.00	SF	85.00	85.00	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	
8	0910	SCRN RM L	0	100	22	16	352.00	SF	15.00	15.00	

1755 BURNHAM LN, FERNANDINA BEACH				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
408.00	SF	6.50	6.50	100	2006	2006	3	87	2,307		
93.00	SF	6.50	6.50	100	2006	2006	3	87	526		
10.00	SF	25.00	25.00	100	2006	2006	3	96	240		
180.00	SF	11.00	11.00	100	2006	2006	3	96	1,901		
180.00	SF	85.00	85.00	100	2006	2006	3	44	6,732		
1.00	UT	2,000.00	2,000.00	100	2006	2006	3	27	540		
1.00	UT	1,000.00	1,000.00	100	2006	2006	3	27	270		
352.00	SF	15.00	15.00	100	2006	2006	3	27	1,426		

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	55.00	FF	

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	4,000.00	4,000.00	220,000							

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
554,395											
TOTAL MARKET OB/XF VALUE											
13,942											
TOTAL LAND VALUE - MARKET											
220,000											
TOTAL MARKET VALUE											
788,337											
SOH/AGL Deduction											
379,631											
ASSESSED VALUE											
408,706											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
358,706											
TOTAL JUST VALUE											
788,337											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
638,599											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062132	SWIM POOL	15,000	09/18/2006
20060885	XFOB	3,950	04/26/2006
20053147	SWIM POOL	22,000	12/09/2005
20053133	GAS	1,000	12/08/2005
20052993	ELEC OTHER	1,000	11/10/2005
20052527	NEW CONSTR	2,000	08/25/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1325/0375	6/13/2005	WD	Q	V		93,300			
GRANTOR: BRYLEN HOMES LTD									
GRANTEE: BERTSCH JOHN P & BE									
1210/1297	2/26/2004	WD	U	V	19	274,000			
GRANTOR: AMELIA PARK DEVELOPME									
GRANTEE: BRYLEN HOMES LTD									

BUILDING NOTES											
FOP=[YR=2006] N8 BAS=[YR=2006] N56 FGR=[YR=2006] E2N25 W19											
S22 E5 S3 E4 N3 E3 S3 E5\$ W5N3 W3 S3 W4 N3 W5 N22 W23S27											
PTO=[YR=2006] W5S3E18 S10W18S4E5N1E15N16W15\$ E15											
FOP=[YR=2006] S16E6N10 U6 L6 \$ R6 D6 S10 FOP=[YR=2006]											
W21S10E15 U6 R6 N4 \$S4 D6 L6 W15 S30E16N2E24\$W24S2 W16S6E40\$.											