BLOCK 22 LOT 2
IN OR 1841/298
AMELIA PARK PHASE 2 UNIT 8

DESBARRES JEAN INEZ LIVING TRUST/DESBARRES JEAN IN
1787 HEATHER ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0022-0020

NASSAU COUNTY PROPERTY

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	14	CARPET 70
Interior Floo	15	HARDTILE 30
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

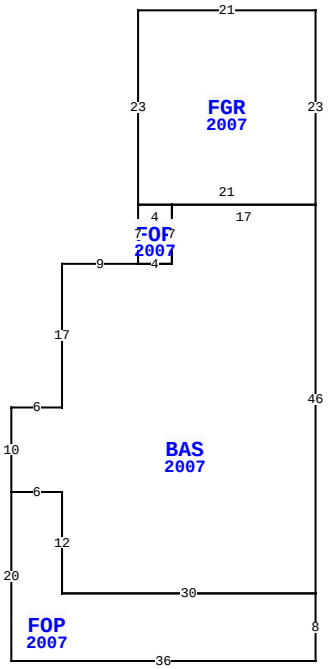
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,349	100	1,349	275,508
FGR	483	55	266	54,325
FOP	28	30	8	1,634
FOP	360	30	108	22,057
TOTALS	2,220		1,731	353,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,731	147.1930	220.79	382,187	2007	2007	0	0	0	7.50	92.50

1 SFR CUST - 100% - 2014 Heated Area: 1349 HX Base Yr 2014



1787 HEATHER ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		353,523
TOTAL MARKET OB/XF VALUE		8,171
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		561,694
SOH/AGL Deduction		259,775
ASSESSED VALUE		301,919
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		251,919
TOTAL JUST VALUE		561,694
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121926	56'OF4'ALUM.FNCE&	1,760	09/19/2012
20062736	40HD IRREGATION S	1,900	12/13/2006
20060906	GAS PIPING 5 FIXT	895	04/27/2006
20060674	H/AC	4,220	04/01/2006
20060447	NEW CONSTR	2,000	03/06/2006
20060387	NEW CONSTR	6,875	02/23/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1841/0298	2/15/2013	WD	Q	I	02	292,500
GRANTOR: GREINER MARK L & MEGA						
GRANTEE: DESBARRES JEAN INEZ						
1508/0971	6/27/2007	WD	Q	I		338,000
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: GREINER MARK L						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2007] W21S23FOP=[YR=2007] S7 BAS=[YR=2007] W9S17W6S10FOP=[YR=2007] S20 E36N8W30N12W6$E6S12E30N46W17S7 W4$E4N7W4$E21N23$.

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	2007	2007	3	91	3,185	
2	0810	CONCRETE A	0	100	9	5	45.00	SF	6.50	6.50	100	2007	2007	3	88	257	
3	0810	CONCRETE A	0	100	0	0	570.00	SF	6.50	6.50	100	2007	2007	3	88	3,260	
4	0462	ST/AL FNC	0	100	54	4	216.00	SF	10.00	10.00	100	2012	2012	3	68	1,469	

LAND DESCRIPTION

TOTAL OB/XF 8,171

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	0003	R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS