BLOCK 23 LOT 5
IN OR 1301/948
AMELIA PARK PHASE 2 UNIT 8

VOLP ROBERT L & CHRISTINE M
1777 SCHOOL ST
FERNANDINA BEACH, FL 32034-4758

2024

00-00-31-102P-0023-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

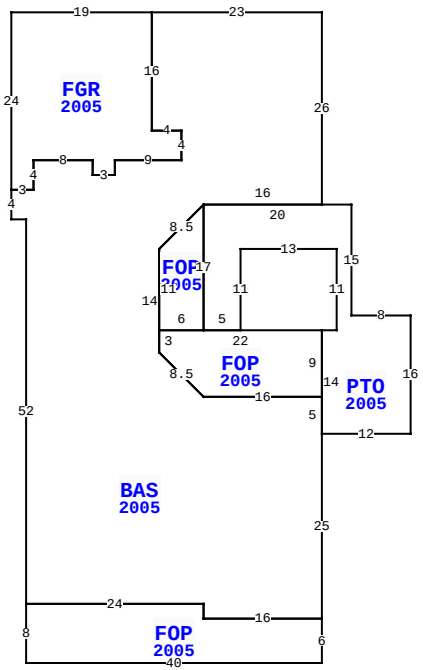
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,338	100	2,338	465,955
FGR	414	55	228	45,440
FOP	84	30	25	4,982
FOP	180	30	54	10,762
FOP	288	30	86	17,140
PTO	381	5	19	3,786
TOTALS	3,685		2,750	548,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,750	145.2067	217.81	598,978	2005	2005	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2007 Heated Area: 2338 HX Base Yr 2007



1777 SCHOOL 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		548,065
TOTAL MARKET OB/XF VALUE		21,780
TOTAL LAND VALUE - MARKET		240,000
TOTAL MARKET VALUE		809,845
SOH/AGL Deduction		425,562
ASSESSED VALUE		384,283
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		334,283
TOTAL JUST VALUE		809,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		656,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120590	XFOB	5,950	04/10/2012
20110353	XFOB	2,144	03/04/2011
20110229	SWIM POOL	19,600	02/14/2011
20053095	OTHER	2,000	11/30/2005
20052573	XFOB	5,000	08/30/2005
20052261	GAS	1,000	07/19/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1301/0948	3/14/2005	WD	Q	V		81,200
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: VOLP ROBERT L & CHR						
1271/0646	11/04/2004	WD	U	V	19	65,000
GRANTOR: AMELIA PARK DEVELOPME						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

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	0825	BRICK	0	100	14	6	84.00	SF	12.50	12.50	100	2005	2005	3	96	1,008	
3	0810	CONCRETE A	0	100	0	0	345.00	SF	6.50	6.50	100	2005	2005	3	86	1,929	
4	0910	SCRN RM L	0	100	0	0	464.00	SF	15.00	15.00	100	2006	2006	3	27	1,879	
5	0861	POOL GUNIT	0	100	11	13	143.00	SF	85.00	85.00	100	2011	2011	3	64	7,779	
6	0855	CONC PAVER	0	100	31	2	62.00	SF	10.00	10.00	100	2011	2011	3	92	570	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2012	2012	3	55	5,500	

BUILDING DIMENSIONS

BAS=[YR=2005] W23 FGR=[YR=2005] W19S24 E3 N4 E8 S2 E3 N2 E9
N4 W4 N16$ S16 E4 S4 W9 S2 W3 N2 W8 S4 W3 S4 E2 S52
FOP=[YR=2005] S8 E40 N6 W16 N2 W24$E24 S2 E16 N25
PTO=[YR=2005] E12N16 W8 N15W20 FOP=[YR=2005] D6 L6 S11
FOP=[YR=2005] S3 D6 R6 E16N9 W22$E6N17$S17E5N11
E13S11W2S14$N5W16 U6 L6 N14 U6 R6 E16N26$.

LAND DESCRIPTION

TOTAL OB/XF 21,780

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	60.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	240,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 08/06/2024 BY SYS