BLOCK 23 LOT 9
IN OR 1380/1890
AMELIA PARK PHASE 2 UNIT 8

FITZGERALD GUY A
1417 SADLER ROAD #190
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0023-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

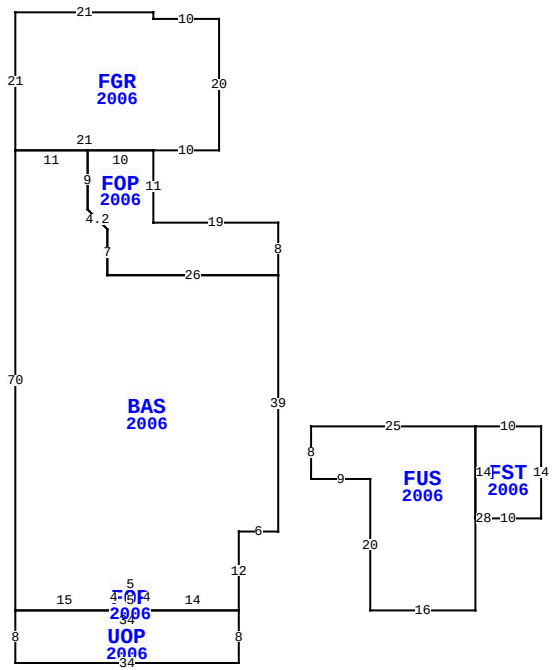
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,183	100	2,183	420,973
FGR	641	55	353	68,073
FOP	20	30	6	1,157
FOP	317	30	95	18,320
FST	140	55	77	14,849
FUS	520	100	520	100,277
UOP	272	20	54	10,413
TOTALS	4,093		3,288	634,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,288	139.7406	209.61	689,198	2006	2006	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2008 Heated Area: 2703 HX Base Yr 2008



1835 HOWARD LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		634,062
TOTAL MARKET OB/XF VALUE		20,045
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		854,107
SOH/AGL Deduction		443,586
ASSESSED VALUE		410,521
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		355,521
TOTAL JUST VALUE		854,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		695,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120255	ELEC OTHER	1,005	02/15/2012
20110228	H/AC	4,030	02/16/2011
20062268	OTHER	104	10/03/2006
20061962	SWIM POOL	25,450	08/22/2006
20061963	ELEC OTHER	700	08/22/2006
20061262	NEW CONSTR	4,000	06/05/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1380/1890	1/11/2006	WD	U	V	21	131,100
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: FITZGERALD GUY A &						
1222/0521	4/14/2004	WD	U	V	19	75,000
GRANTOR: AMELIA PARK DEVELOPME						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2006] N8 BAS=[YR=2006] N12 E6 N39 FOP=[YR=2006] N8W19N11 FGR=[YR=2006] E10 N20W10N1W21S21E21$W10S9 D3 R3 S7E26$W26N7 U3 L3 N9W11S70E15 FOP=[YR=2006] E5N4W5S4$N4E5S4E14$W34 S8E34$ PTR=N8E20 FUS=[YR=2006] N20 W9N8E25FST=[YR=2006] E10S14W10N14$ S28W16$ W20S8$.

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	0810	CONCRETE A	0	100	28	10	280.00	SF	6.50	6.50	100	2006	2006	3	87	1,583	
2	0825	BRICK	0	100	7	4	28.00	SF	12.50	12.50	100	2006	2006	3	96	336	
3	0861	POOL GUNIT	0	100	0	0	277.00	SF	85.00	85.00	100	2006	2006	3	44	10,360	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2006	2006	3	27	1,080	
5	0845	KOOL DECK	0	100	0	0	215.00	SF	15.59	15.59	100	2006	2006	3	87	2,916	
6	0825	BRICK	0	100	10	3	30.00	SF	12.50	12.50	100	2006	2006	3	96	360	
7	1127	BRICK 8"	0	100	53	6	318.00	SF	11.00	11.00	100	2006	2006	3	96	3,358	
8	1243	WD DECK F	0	100	3	8	24.00	SF	8.00	8.00	100	2006	2006	3	27	52	

LAND DESCRIPTION

TOTAL OB/XF 20,045

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	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