BLOCK 24 LOT 8
IN OR 1516/556
AMELIA PARK PHASE 2 UNIT 9

ATHAVALE JENNIFER T
1618 NOLEN LANE
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0024-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

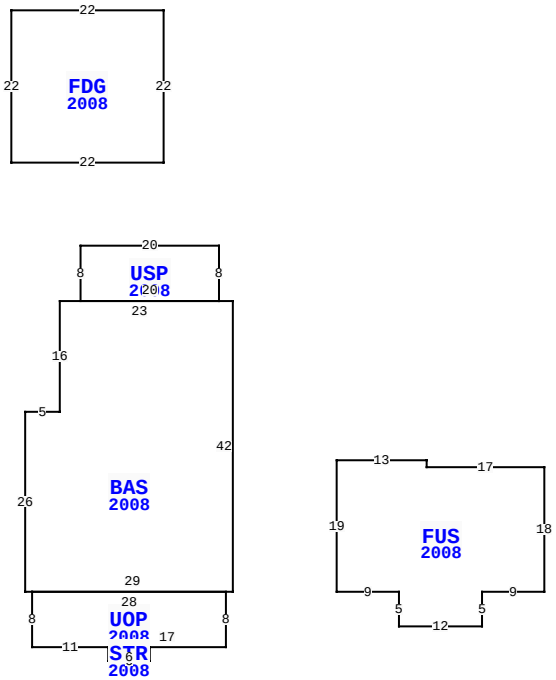
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	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	1,180	100	1,180	235,601
FDG	484	60	290	57,902
FUS	613	100	613	122,393
STR	12	10	1	200
UOP	224	20	45	8,985
USP	160	30	48	9,584
TOTALS	2,673		2,177	434,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,177	143.1290	214.69	467,380	2008	2008	0	0	0	7.00	93.00

1 SFR CUST – 100% - 2009 Heated Area: 1793 HX Base Yr 2009



1618 NOLEN LN, 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		434,663
TOTAL MARKET OB/XF VALUE		1,116
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		595,779
SOH/AGL Deduction		317,630
ASSESSED VALUE		278,149
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		228,149
TOTAL JUST VALUE		595,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		480,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080318	GAS	1,100	03/03/2008
20080222	H/AC	9,000	02/14/2008
20080208	NEW CONSTR	4,400	02/12/2008
20072161	ELEC OTHER	2,000	12/04/2007
20072164	OTHER	4,978	12/04/2007
20072132	CO ISSUED	173,000	11/28/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1516/0556	8/01/2007	QC	U	V	06	100
GRANTOR: THOMPSON PAUL F &						
GRANTEE: ATHAVALE JENNIFER T						
1504/0649	6/07/2007	WD	Q	V		120,000
GRANTOR: AMELIA PARK DEVELOPME						
GRANTEE: THOMPSON PAUL F & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] N42W2 USP=[YR=2008] N8W20S8 E20$ W23 S16W5S26E1 UOP=[YR=2008] S8 E11 STR=[YR=2008] S2E6N2W6$ E17N8W28 $ E29$ PTR=E15 FUS=[YR=2008] E9S5E12 N5E9N18W17N1W13S19$ W15 $ PTR= N62 W10 FDG=[YR=2008] N22W22S22E22$ E10S62$.

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	9	17	153.00	SF	6.50	6.50	100	2008	2008	3	89	885	
2	0810	CONCRETE A	0	100	8	5	40.00	SF	6.50	6.50	100	2008	2008	3	89	231	

LAND DESCRIPTION

TOTAL OB/XF 1,116

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	40.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	160,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS