

BLOCK 24 LOT 9
AMELIA PARK PHASE 2 UNIT 9
PB 7/119

VERMEER REVOCABLE LIVING TRUST/VERMEER JEFFREY D C
1626 NOLEN LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0024-0090



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 60		
Interior Floor	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Quality	06	Quality Level 06		
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	1,642	100	1,642	463,646
FGR	483	55	266	75,109
FOP	224	30	67	18,918
FSP	88	40	35	9,883
STP	14	10	1	282
STR	20	10	2	565
TOTALS	2,471		2,013	568,404

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	
0500	11	2,013	157.5252	236.29	475,652	2015	2020	0	10	9.5	1.00	119.50	
1 SFR CUST - 100% - 2023				Heated Area: 1642				HX Base Yr 2023					
21 23 FGR 2015 23 21 11 8 FSP STR 2015 2015 11 32 55 BAS 2015 15 29 28 FOP 2015 16 8 12 5 5 5 5													
				BLD DATE				LGL DATE		03/21/2024			
				XF DATE				LAND DATE		MLU			

EXTRA FEATURES							1626 NOLEN LN, FERNANDINA BEACH				INC DATE						AG DATE	
L N	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	0	0	187.00	SF	6.50	6.50	100	2015	2015	3	95	1,155		
2	0855	CONC PAVER	0	100	0	0	60.00	SF	7.00	7.00	100	2015	2015	3	95	399		
3	0476	VF 6 SBPL	0	100	0	0	48.00	LF	32.00	32.00	100	2015	2015	3	89	1,367		
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	89	267		