

BLOCK 24 LOT 12
IN OR 2008/120
AMELIA PARK PHASE 2 UNIT 9

VANDER BIEZEN TERRY A & CHERYL
1646 NOLEN LN
FERNANDINA BEACH, FL 32034-2939

2024

00-00-31-102P-0024-0120



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 Floor	12	HARDWOOD 70		
Interior Floor	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
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	1,318	100	1,318	269,712
FDG	400	60	240	49,113
FOP	243	30	73	14,939
FSP	182	40	73	14,939
FUS	651	100	651	133,219
STR	36	10	4	819
TOTALS	2,830		2,359	482,741

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,359	147.4851	221.23	521,882	2007	2007	0	0	7.50	92.50
1 SFR CUST - 100% - 2016				Heated Area: 1969				HX Base Yr 2016			
				BLD DATE				LGL DATE			
				XF DATE				LAND DATE			
								AG DATE			
								03/21/2024			
								MLU			

EXTRA FEATURES							1646 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	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	21	189.00	SF	6.50	6.50	100	2007	2007	3	88	1,081		
3	1242	WD DECK A	0	100	0	0	206.00	SF	10.00	10.00	100	2007	2007	3	31	639		