UNIT 103
AMELIA PARK COURTYARD
OR 1378/1726

KVAM FAMILY TRUST/KVAM MARTIN J TRUSTEE
1824 PERIMETER PARK ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-31-102V-0103-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	INTERIOR	INTERIOR 100
View Lump Sum	STREET	STREET 100
Desirability	LOWER FLAT	LOWER FLAT 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	ATT GARAGE	ATT GARAGE 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1032.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,526		1,526	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1028300		1,526				2005	2005	100	100	0		

1 CONDO – 100% - 2022 HX Base Yr 2022

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE

1824 PERIMETER PARK RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		395,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		395,000
SOH/AGL Deduction		29,012
ASSESSED VALUE		365,988
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		315,988
TOTAL JUST VALUE		395,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2020308	REROOF	78,000	09/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2638/1633	5/09/2023	WD	U	I	11	100
GRANTOR: KVAM MARTIN J &						
GRANTEE: KVAM FAMILY TRUST						
2271/1776	4/26/2019	WD	Q	I	02	287,500
GRANTOR: WALKER KAREN E						
GRANTEE: KVAM MARTIN J & SHA						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/27/2023 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS