LOT 21
FOREST HILLS #1 PB 2/76

WHITE JAMES P L/E/MARTIN ANNE M L/E
1802 PARKWAY
FERNANDINA BEACH, FL 32034

2024

00-00-31-128A-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

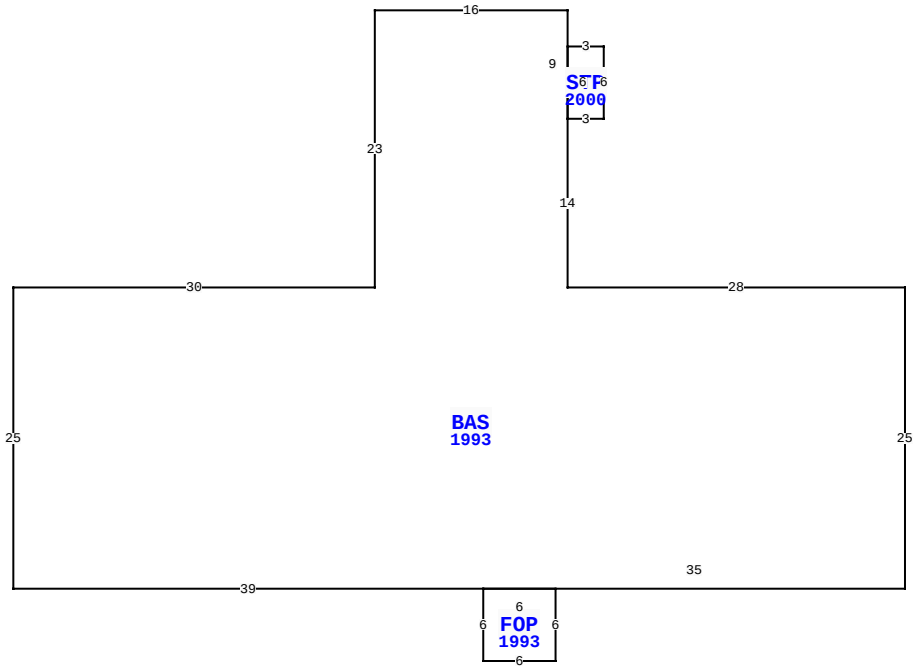
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 80
Interior Wall	06	CUST PANEL 20
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,218	100	2,218	193,213
FOP	36	30	11	958
STP	18	10	2	174
TOTALS	2,272		2,231	194,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,231	133.8680	127.17	283,716	1961	1980	0	0	0	31.50	68.50

1 SINGLE FAM – 100% - 2003 Heated Area: 2218 HX Base Yr 2003



1802 PARK WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		194,345
TOTAL MARKET OB/XF VALUE		2,060
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		471,405
SOH/AGL Deduction		293,781
ASSESSED VALUE		177,624
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		127,624
TOTAL JUST VALUE		471,405
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070082	REPAIR/RRF	9,100	01/23/2007
7653	REPAIR/RRF	2,400	04/20/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2348/1992	3/17/2020	LE	U	I	11	100
GRANTOR: WHITE JAMES P &						
GRANTEE: WHITE MARIELA A & J						
1010/1850	10/04/2001	WD	Q	I		150,000
GRANTOR: LEAHY MICHAEL V JR &						
GRANTEE: WHITE JAMES P & ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 N14 STP=[YR=2000] E3 N6 W3 S6 $ N9 W16
S23 W30 S25 E39 FOP=[YR=1993] S6 E6 N6 W6 $ E35 N25 $.

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	57	16	912.00	SF	6.50	6.50	100	1961	1961	3	20	1,186	
2	0825	BRICK	0	100	24	3	72.00	SF	12.50	12.50	100	1961	1961	3	39.8	358	
3	0350	CARPORT WD	0	100	8	12	96.00	SF	13.00	13.00	100	2000	2000	3	20	250	
4	0851	PATIO STON	0	100	19	12	228.00	SF	0.75	0.75	100	1994	1994	3	68	116	
5	0851	PATIO STON	0	100	14	21	294.00	SF	0.75	0.75	100	1994	1994	3	68	150	

LAND DESCRIPTION

TOTAL OB/XF 2,060

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	0006	R-1	120.00	177.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 08/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS