BLOCK 2 LOT 1
AMELIA PARK TOWN CENTER BLOCKS
2 & 3 PBK 8/315

CUFF JOHN M & GRACE M
7409 S GENOA CIR
CENTENNIAL, CO 80016

2024

00-00-31-128P-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

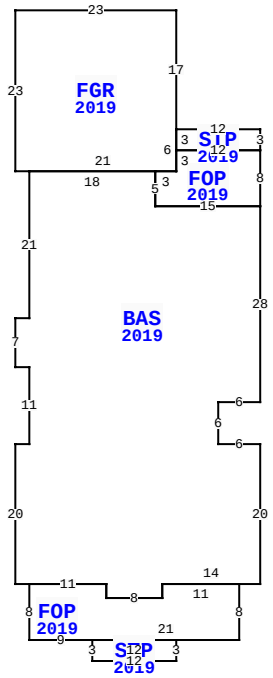
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,906	100	1,906	438,112
FGR	529	55	291	66,889
FOP	111	30	33	7,585
FOP	224	30	67	15,400
STP	36	10	4	919
STP	36	10	4	919
TOTALS	2,842		2,305	529,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,305	155.5750	233.36	537,895	2019	2019	0	0	0	1.50	98.50

1 SFR CUST – 0% - 0 Heated Area: 1906 HX Base Yr



1812 W PERIMETER PARK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	529,827
TOTAL MARKET OB/XF VALUE	6,566
TOTAL LAND VALUE - MARKET	196,000
TOTAL MARKET VALUE	732,393
SOH/AGL Deduction	98,132
ASSESSED VALUE	634,261
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	634,261
TOTAL JUST VALUE	732,393
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	591,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20184133	NEW CONSTR	261,856	12/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2282/1302	6/14/2019	WD	Q	I	01	589,200
GRANTOR: RIVERSIDE HOMES OF N						
GRANTEE: CUFF JOHN M & GRACE						
2229/1366	10/03/2018	SW	Q	V	05	424,500
GRANTOR: AMELIA PARK TND LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

STP=[YR=2019] W12 FGR=[YR=2019] N17 W23 S23 E2 BAS=[YR=2019] S21 W2 S7 E2 S11 W2 S20 E2 FOP=[YR=2019] S8 E9 STP=[YR=2019] S3 E12 N3 W12$ E21 N8 W11 S2 W8 N2 W11$ E11 S2 E8 N2 E14 N20 W6 N6 E6 N28 FOP=[YR=2019] N8 W12 S3 W3 S5 E15$ W15 N5 W18$ E21 N6$ S3 E12 N3$.

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	0855	CONC PAVER	0	0	0	0	61.00	SF	10.00	10.00	100	2019	2019	3	98	598	
2	0855	CONC PAVER	0	0	0	0	504.00	SF	10.00	10.00	100	2019	2019	3	98	4,939	
3	0855	CONC PAVER	0	0	0	0	105.00	SF	10.00	10.00	100	2019	2019	3	98	1,029	

LAND DESCRIPTION

TOTAL OB/XF 6,566

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	0		R-2	0.00	0.00	49.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	196,000							

REVIEW DATE 10/15/2019 BY DJ Total Acres: 0.00 Total Land Value: 196,000 Market: 0 Agricultural: 0 Common: 196,000 PRINTED 08/06/2024 BY SYS