

BLOCK 1 LOT 4
IN OR 2016/716
OAK LAWN PARK #1 PB2/52

PARKIN TRICIA A
1602 ASH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-150A-0001-0040



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	03 PLASTER 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	1.5 100
Frame	02 WOOD FRAME 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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,662	100	1,662	189,649
FGR	754	55	415	47,356
FOP	208	30	62	7,075
FSP	180	40	72	8,216
STR	30	10	3	342
TOTALS	2,834		2,214	252,637

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	832.00	SF	6.50
3	0810	CONCRETE A	0	100	26	4	104.00	SF	6.50
4	0810	CONCRETE A	0	100	0	0	220.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-1	69.00	150.00	68.25

REVIEW DATE 01/14/2021 BY TWA

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,214	105.8400	132.30	292,912	1939	1995	0	0
1 SNGL FAM - 100% - 2016 Heated Area: 1662 HX Base Yr 2016									
1602 ASH ST, FERNANDINA BEACH									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
03/25/2024 MLU									

TOTAL OB/XF									
2,970									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-1	69.00	150.00	68.25

TOTAL OB/XF									
2,970									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-1	69.00	150.00	68.25

Total Acres: 0.00 Total Land Value: 191,100 Market: 0 Agricultural: 0 Common: 191,100

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					252,637				
TOTAL MARKET OB/XF VALUE					2,970				
TOTAL LAND VALUE - MARKET					191,100				
TOTAL MARKET VALUE					446,707				
SOH/AGL Deduction					271,092				
ASSESSED VALUE					175,615				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					125,615				
TOTAL JUST VALUE					446,707				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					408,349				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060671	DEMOLITION	0	04/01/2006
20051259	REMODEL	1,000	02/16/2005
20041785	REPAIR/RRF	0	10/05/2004
5831B	REPAIR/RRF	2,000	03/01/1990
3142B	GARAGE	5,500	01/01/1985

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2016/0716	11/30/2015	WD	U	I	37	145,000			
GRANTOR: HARRELL PATRICIA G ET									
GRANTEE: PARKIN TRICIA A									
1989/0490	7/06/2015	FJ	U	I	11	0			
GRANTOR: SCARBORO MARY ELIZABE									
GRANTEE: SCARBORO JOHN P JR									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2008] W4 FGR=[YR=1993] N26 W29 S26 BAS=[YR=1993] S16 W4 S24 W10 S14 E23 S4STR=[YR=1994] S5E6N5W6\$ E19 N24 FSP=[YR=1993] E5N18 W10S18 E5\$ W5 N18 W3 N16 W20\$ E29\$ W9 S16 E13 N16\$.									

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