

BLOCK 2 LOT 9
IN OR 1007/172
AMELIA PARK PHASE 1 UNIT 1

RODEFFER HENRY D & PHYLLIS G
1706-1708 PARK AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0002-0090



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 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
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

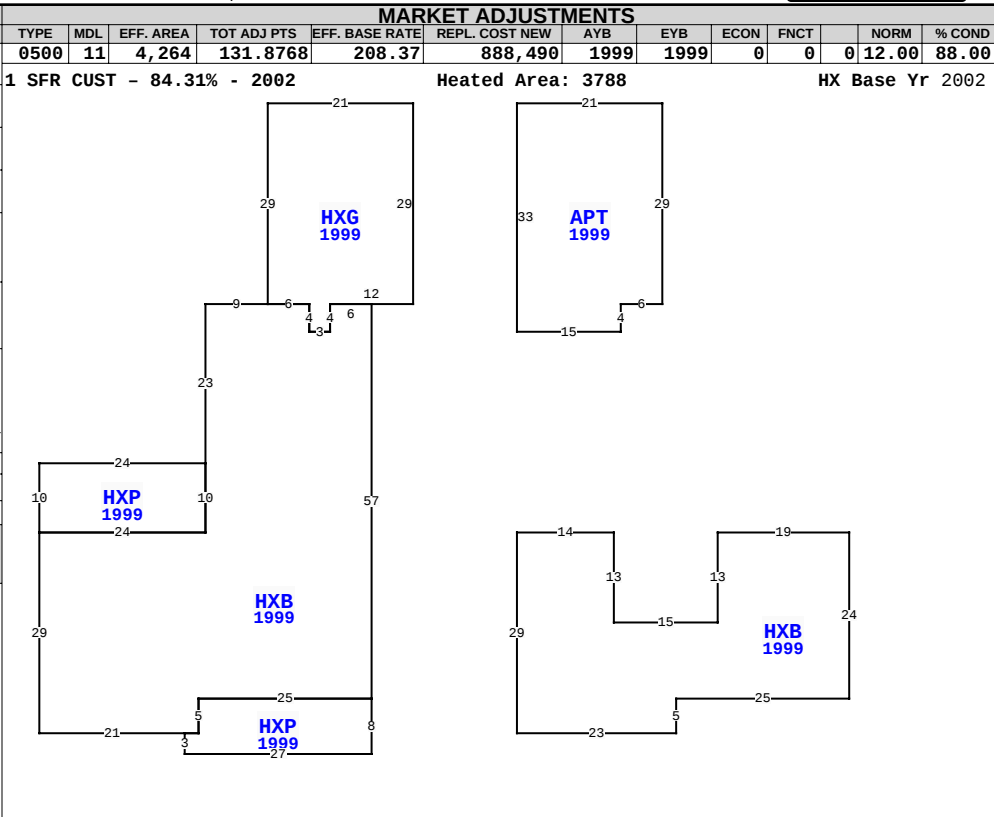
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	669	100	1999	669	122,672
HXB	1,072	100	1999	1,072	196,568
HXB	2,047	100	1999	2,047	375,349
HXG	621	55	1999	342	62,711
HXP	206	30	1999	62	11,369
HXP	240	30	1999	72	13,203

TOTALS	4,855			4,264	781,871
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	13	5	65.00	SF	6.50
2	0810	CONCRETE A	0	100	0	0	715.00	SF	6.50
3	0819	CONC 12"	0	100	3	2	6.00	SF	9.50
4	0810	CONCRETE A	0	100	5	4	20.00	SF	6.50
5	0810	CONCRETE A	0	100	0	0	280.00	SF	6.50
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-2	0.00	0.00	50.00



TOTAL OB/XF									
8,502									

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025
INC DATE		AG DATE	MLU

1706 PARK AV, FERNANDINA BEACH

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					781,871				
TOTAL MARKET OB/XF VALUE					8,502				
TOTAL LAND VALUE - MARKET					250,000				
TOTAL MARKET VALUE					1,040,373				
SOH/AGL Deduction					531,538				
ASSESSED VALUE					508,835				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					458,113				
TOTAL JUST VALUE					1,040,373				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					955,159				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120964	H/AC	2,000	05/29/2012
20060036	GAS	150	01/10/2006
984330	NEW CONSTR	30,000	09/23/1999
984329	NEW CONSTR	100,000	09/23/1998

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1007/0172	9/10/2001	WD	Q	I		383,600			
GRANTOR: DAUSEND THOMAS									
GRANTEE: RODEFFER HENRY D &									
0844/0129	8/06/1998	WD	U	V	09	78,000			
GRANTOR: AMELIA PARK DEVELOPME									
GRANTEE: DAUSEND THOMAS									

BUILDING NOTES									
BUILDING DIMENSIONS									
HXG=[YR=1999] W21 S29 HXB=[YR=1999] W9 S23 HXP=[YR=1999] W24 S10 E24 N10 \$ S10 W24 S29 E21 HXP=[YR=1999] S3 E27 N8 W25 S5 W2 \$ E2 N5 E25 N57 W6 S4 W3 N4 W6 \$ E6 S4 E3 N4 E12 N29 \$ PTR=S62E15 HXB=[YR=1999] E14 S13 E15 N13 E19 S24 W25 S5W23 N29 \$N62W15 \$ PTR=E15 APT=[YR=1999] S33E15N4E6N29 W21\$ W15\$.									