

BLOCK 2 LOT 10  
IN OR 994/1462  
AMELIA PARK PHASE 1 UNIT 1

MCCAVITT KATHLEEN M  
1702 PARK AV  
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0002-0100



| 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                 |     | 4 100          |
| Bathrooms                |     | 3.5 100        |
| 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       | 682              | 100         | 1999 | 682          | 127,894              |
| FOP       | 176              | 30          | 1999 | 53           | 9,939                |
| HXB       | 645              | 100         | 1999 | 645          | 120,956              |
| HXB       | 1,638            | 100         | 1999 | 1,638        | 307,171              |
| HXG       | 682              | 55          | 1999 | 375          | 70,323               |
| HXP       | 312              | 30          | 1999 | 94           | 17,627               |
| HXS       | 267              | 40          | 2009 | 107          | 20,066               |
| TOTALS    | 4,402            |             |      | 3,594        | 673,975              |

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |

| L N | 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   | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0 | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 1999    | 1999        | 3 | 81     | 2,835           |       |
| 2   | 0858       | SCULP CONC  | 0   | 100 | 0  | 0 | 268.00 | SF | 13.00    | 13.00          | 100       | 1999    | 1999        | 3 | 93     | 3,240           |       |
| 3   | 0861       | POOL GUNIT  | 0   | 100 | 0  | 0 | 290.00 | SF | 85.00    | 85.00          | 100       | 1999    | 1999        | 3 | 21     | 5,177           |       |
| 4   | 0877       | JACUZZI     | 0   | 100 | 0  | 0 | 1.00   | UT | 1,000.00 | 1,000.00       | 100       | 1999    | 1999        | 3 | 20     | 200             |       |
| 5   | 0871       | POOL HTR R  | 0   | 100 | 0  | 0 | 1.00   | UT | 4,000.00 | 4,000.00       | 100       | 1999    | 1999        | 3 | 20     | 800             |       |
| 6   | 0810       | CONCRETE A  | 0   | 100 | 8  | 5 | 40.00  | SF | 6.50     | 6.50           | 100       | 1999    | 1999        | 3 | 75     | 195             |       |
| 7   | 0810       | CONCRETE A  | 0   | 100 | 12 | 3 | 36.00  | SF | 6.50     | 6.50           | 100       | 1999    | 1999        | 3 | 75     | 176             |       |
| 8   | 0810       | CONCRETE A  | 0   | 100 | 0  | 0 | 760.00 | SF | 6.50     | 6.50           | 100       | 1999    | 1999        | 3 | 75     | 3,705           |       |
| 9   | 1126       | CB/STC 8"   | 0   | 100 | 0  | 0 | 100.00 | SF | 8.00     | 8.00           | 100       | 1999    | 1999        | 3 | 75     | 600             |       |
| 10  | 0470       | VNYL GATE   | 0   | 100 | 0  | 0 | 1.00   | UT | 300.00   | 300.00         | 100       | 2000    | 2000        | 3 | 48     | 144             |       |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 000100   | C   |

| MARKET ADJUSTMENTS             |     |           |             |                |                |      |      |      |      |         |        |
|--------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                           | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0500                           | 11  | 3,594     | 134.8740    | 213.10         | 765,881        | 1999 | 1999 | 0    | 0    | 0 12.00 | 88.00  |
| 1 SFR CUST - 85% - 2016        |     |           |             |                |                |      |      |      |      |         |        |
| Heated Area: 2965              |     |           |             |                |                |      |      |      |      |         |        |
| HX Base Yr                     |     |           |             |                |                |      |      |      |      |         |        |
|                                |     |           |             |                |                |      |      |      |      |         |        |
| 1702 PARK AV, FERNANDINA BEACH |     |           |             |                |                |      |      |      |      |         |        |

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

| NASSAU COUNTY PROPERTY    |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 2               |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 2              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 673,975   |  |
| TOTAL MARKET OB/XF VALUE  |  | 18,116    |  |
| TOTAL LAND VALUE - MARKET |  | 250,000   |  |
| TOTAL MARKET VALUE        |  | 942,091   |  |
| SOH/AGL Deduction         |  | 156,143   |  |
| ASSESSED VALUE            |  | 785,948   |  |
| TOTAL EXEMPTION VALUE     |  | 13 WX     |  |
| BASE TAXABLE VALUE        |  | 68,316    |  |
| TOTAL JUST VALUE          |  | 942,091   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 862,388   |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20110566   | OTHER       | 5,033   | 04/15/2011 |
| 984981     | SWIM POOL   | 15,000  | 02/17/1999 |
| 984357     | NEW CONSTR  | 0       | 10/02/1998 |
| 984074     | NEW CONSTR  | 200,000 | 07/28/1998 |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 0994/1462                      | 6/28/2001 | WD        | Q   | I   |        | 390,000    |  |
| GRANTOR: DAUSEND THOMAS        |           |           |     |     |        |            |  |
| GRANTEE: MCCAVITT JOHN J & K   |           |           |     |     |        |            |  |
| 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] W22 S31E1 HXS=[YR=2009] S18 E1 HXB=[YR=1999] S5 W20 N5 U3 L3 W4 L3 D3 S41 E8 S2 E12 HXP=[YR=1999] S8 E20 R8 U8 N14W8S10 D4 L4 W16\$E16 U4 R4 N39 L3 U3 W4 D3 L3 \$ U3 R3 E4 D3 R3 E1N10 E9 N8 W21 \$ E21 N31 \$ PTR= E15 |  |  |
| APT=[YR=1999] E22 S31 FOP=[YR=1999] S8 W22 N8 E22 \$ W22 N31\$W15 \$ PTR= S70E10 HXB=[YR=1999] E32S18 D4 L4 W6 U4 L4 N2W5S5W13N21\$ W10 N70\$.                                                                                         |  |  |

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