

BLOCK 3 LOT 1 IN OR 1396/1280
(EX ESMT IN OR 1929/1703)
AMELIA PARK PHASE 1 UNIT 1

HAYNES PATRICIA W
1809 PARK AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0003-0010



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	15	HARDTILE 80
Interior Floo	14	CARPET 20
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.	1. 100
Architectual	04	CONTEMP 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	420	100	2001	420	86,784
FOP	60	30	2001	18	3,720
HXB	2,052	100	2001	2,052	424,002
HXG	400	55	2001	220	45,458
HXP	60	30	2001	18	3,720
HXS	192	30	2001	58	11,984
HXS	235	40	2001	94	19,423
HXU	40	55	2001	22	4,546

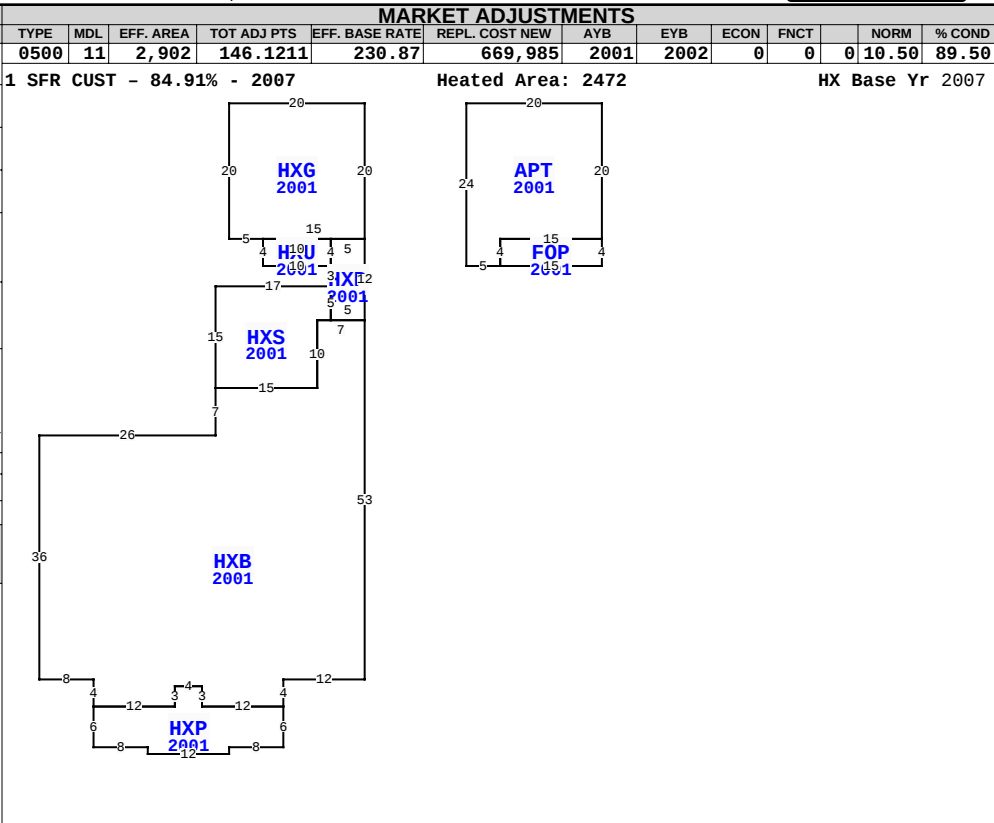
TOTALS	3,459			2,902	599,637
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	2001	2001	3	84	2,940	
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200	
3	0810	CONCRETE A	0	100	13	6	78.00	SF	6.50	6.50	100	2001	2001	3	79	401	
4	0810	CONCRETE A	0	100	12	16	192.00	SF	6.50	6.50	100	2001	2001	3	79	986	
5	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100	2001	2001	3	79	92	
6	0810	CONCRETE A	0	100	0	0	218.00	SF	6.50	6.50	100	2001	2001	3	79	1,119	
7	0810	CONCRETE A	0	100	0	0	81.00	SF	6.50	6.50	100	2001	2001	3	79	416	
8	0861	POOL GUNIT	0	100	12	16	192.00	SF	85.00	85.00	100	2001	2001	3	25	4,080	
9	0858	SCULP CONC	0	100	0	0	312.00	SF	13.00	13.00	100	2001	2001	3	94	3,813	
10	0910	SCRN RM L	0	100	30	26	780.00	SF	15.00	15.00	100	2001	2001	3	20	2,340	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	05/12/2019	BY	KBA
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1809 PARK AV, FERNANDINA BEACH

TOTAL OB/XF		
L N	USE CODE	CLS
1	000100	C

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L N	USE CODE	CLS
1	000100	C

REVIEW DATE	05/12/2019	BY	KBA
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Total Acres: 0.00	Total Land Value: 300,000	Market: 0	Agricultural: 0	Common: 300,000
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NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		599,637
TOTAL MARKET OB/XF VALUE		20,406
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		920,043
SOH/AGL Deduction		473,039
ASSESSED VALUE		447,004
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		391,282
TOTAL JUST VALUE		920,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		833,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100780	H/AC	5,000	05/11/2010
20041291	REMODEL	13,000	07/15/2004
2003774	SWIM POOL	14,100	08/21/2000
2003497	NEW CONSTR	131,000	07/17/2000
2003498	NEW CONSTR	28,000	07/17/2000

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
1396/1280	3/16/2006	WD Q I
GRANTOR: EMERSON PATRICIA A TR		
GRANTEE: HAYNES PATRICIA W		
1271/1597	11/05/2004	WD Q I 01
GRANTOR: EMERSON PATRICIA ANN		
GRANTEE: EMERSON PATRICIA A		

BUILDING NOTES		
BUILDING DIMENSIONS		
HXG=[YR=2001] W20 S20 E5 HXU=[YR=2001] S4 E10 HXP=[YR=2001] S3 HXS=[YR=2001] W17 S15 HXB=[YR=2001] S7 W26 S36 E8 S4 HXP=[YR=2001] S6 E8 S1 E12 N1 E8 N6 W12 N3 W4 S3 W12 \$ E12 N3 E4 S3 E12 N4 E12 N53 W7 S10W15 \$E15 N10 E2 N5 \$ S5E5 N12 W5 S4 \$ N4 W10 \$ E15 N20 \$ PTR= E15 APT=[YR=2001] E20 S20 FOP=[YR=2001] S4 W15 N4 E15 \$ W15 S4 W5 N24 \$ W15 \$.		

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L N	USE CODE	CLS
1	000100	C

REVIEW DATE	05/12/2019	BY	KBA
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