

BLOCK 4 LOT 1
AMELIA PARK PHASE 1 UNIT 1
PB 6/114-115

TUTTLE ROGER J REV TRUST/TUTTLE ROGER J TRUSTEE
1711 PARK AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0004-0010



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 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	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	1031.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,115	100
FDG	400	60
FOP	247	30
FOP	309	30
TOTALS	3,071	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,522	144.8410	228.85	577,160	1999	1999	0	0	0 12.00	88.00
1 SFR CUST - 100% - 2018 Heated Area: 2115 HX Base Yr 2018											
TOTALS	3,071		2,522	507,901							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		507,901	
TOTAL MARKET OB/XF VALUE		19,992	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		877,893	
SOH/AGL Deduction		360,446	
ASSESSED VALUE		517,447	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		466,725	
TOTAL JUST VALUE		877,893	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		785,821	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990696	SWIM POOL	13,500	06/18/1999
990025	NEW CONSTR	157,000	03/10/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2320/1181	11/15/2019	WD U	I	I	11	100
GRANTOR: TUTTLE ROGER & SHEILA						
GRANTEE: TUTTLE ROGER J REV						
2132/0435	7/06/2017	WD Q	I	I	02	485,000
GRANTOR: KENNER MELISSA S						
GRANTEE: TUTTLE ROGER & SHEI						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0861	POOL GUNIT	0 100	18	12	216.00	SF	85.00	85.00	100	1999
2	0845	KOOL DECK	0 100	0	0	624.00	SF	14.50	14.50	100	1999
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999
4	0810	CONCRETE A	0 100	0	0	543.00	SF	6.50	6.50	100	1999
5	0810	CONCRETE A	0 100	21	3	63.00	SF	6.50	6.50	100	1999
6	0871	POOL HTR R	0 100	0	0	1.00	UT	4,000.00	4,000.00	100	1999
7	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1999
8	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2000
9	0476	VF 6 SBPL	0 100	0	0	148.00	LF	32.00	32.00	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	R-2	0.00	0.00	70.00	FF	1.00

TOTAL OB/XF											
19,992											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	5,000.00	5,000.00	350,000								