BLOCK 4 LOT 3
IN OR 2028/1778
AMELIA PARK PHASE 1 UNIT 1

CHANDONNET RAYMOND EDWARD & SHELIA WOHL
1703 PARK AVE
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-102P-0004-0030**

## NASSAU COUNTY PROPERTY



## 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 | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 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 | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

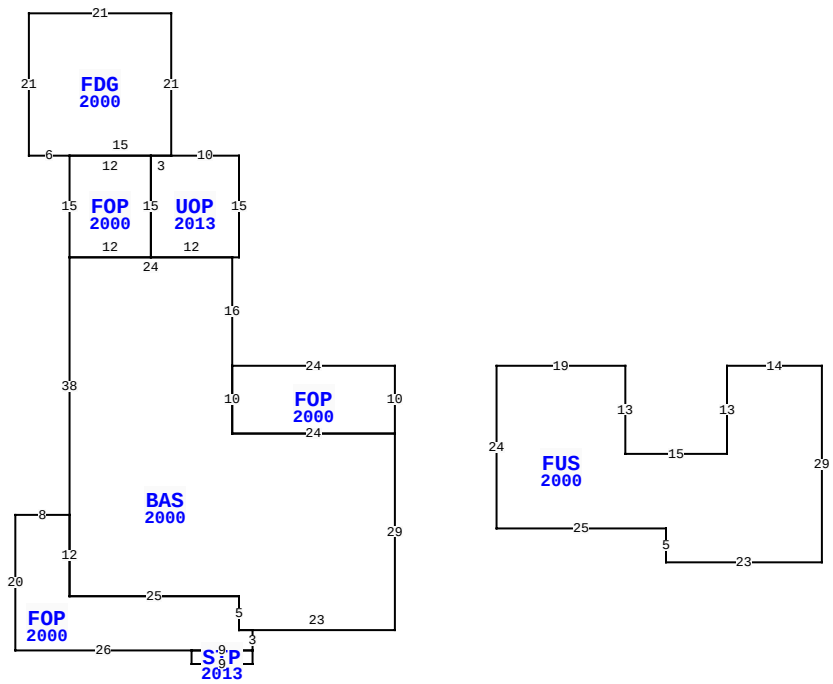
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,891 | 100 | 2000 | 1,891 | 335,477 |
| FDG | 441 | 60 | 2000 | 265 | 47,013 |
| FOP | 180 | 30 | 2000 | 54 | 9,580 |
| FOP | 240 | 30 | 2000 | 72 | 12,773 |
| FOP | 366 | 30 | 2000 | 110 | 19,515 |
| FUS | 1,072 | 100 | 2000 | 1,072 | 190,180 |
| STP | 18 | 10 | 2013 | 2 | 355 |
| UOP | 195 | 20 | 2013 | 39 | 6,919 |
| TOTALS | 4,403 | | | 3,505 | 621,812 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 3,505 | 126.8730 | 200.46 | 702,612 | 2000 | 2000 | 0 | 0 | 0 | 11.50 | 88.50 |

1 SFR CUST - 100% - 2022 Heated Area: 2963 HX Base Yr 2022




1703 PARK AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 10/24/2013 KK | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 621,812 |
| TOTAL MARKET OB/XF VALUE | | 33,071 |
| TOTAL LAND VALUE - MARKET | | 350,000 |
| TOTAL MARKET VALUE | | 1,004,883 |
| SOH/AGL Deduction | | 266,580 |
| ASSESSED VALUE | | 738,303 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 687,581 |
| TOTAL JUST VALUE | | 1,004,883 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 908,239 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20132011 | SCRNRM | 9,990 | 08/27/2013 |
| 20131741 | SWIM POOL | 39,950 | 07/24/2013 |
| 20131460 | VINYLFNC | 0 | 06/25/2013 |
| 991066 | NEW CONSTR | 190,418 | 08/17/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2028/1778 | 2/12/2016 | WD | Q | I | 01 | 520,000 |
| GRANTOR: DUPREE JOSEPH H & XEN | | | | | | |
| GRANTEE: CHANDONNET RAYMOND | | | | | | |
| 1861/0842 | 6/07/2013 | WD | Q | I | 01 | 410,000 |
| GRANTOR: FOOTE ANDERSON M & AN | | | | | | |
| GRANTEE: DUPREE JOSEPH H & X | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2000] W24 BAS=[YR=2000] N16 UOP=[YR=2013] E1 N15 W10 FDG=[YR=2000] N21 W21 S21 E6 FOP=[YR=2000] S15 E12 N15 W12$ E15$ W3 S15 E12$ W24 S38 FOP=[YR=2000] W8 S20 E26 STP=[YR=2013] S2 E9 N2 W9$ E9 N3 W2 N5 W25 N12$ S12 E25 S5 E23 N29 W24 N10$ S10 E24 N10$ PTR=E15 FUS=[YR=2000] E19 S13 E15 N13 E14 S29 W23 N5 W25 N24$ W15$.

## EXTRA FEATURES

| LN | 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 | 0819 | CONC 12" | 0 | 100 | 2 | 6 | 12.00 | SF | 9.50 | 9.50 | 100 | 2000 | 2000 | 3 | 77 | 88 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 659.00 | SF | 5.20 | 5.20 | 100 | 2000 | 2000 | 3 | 77 | 2,639 | |
| 3 | 1126 | CB/STC 8" | 0 | 100 | 37 | 2 | 74.00 | SF | 8.00 | 8.00 | 100 | 2001 | 2001 | 3 | 79 | 468 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 333.00 | SF | 10.00 | 10.00 | 100 | 2013 | 2013 | 3 | 93 | 3,097 | |
| 5 | 0910 | SCRN RM L | 0 | 100 | 28 | 22 | 616.00 | SF | 15.00 | 15.00 | 100 | 2013 | 2013 | 3 | 55 | 5,082 | |
| 6 | 0825 | BRICK | 0 | 100 | 0 | 0 | 66.00 | SF | 12.50 | 12.50 | 100 | 2000 | 2000 | 3 | 93 | 767 | |
| 7 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 306.00 | SF | 85.00 | 85.00 | 100 | 2013 | 2013 | 3 | 68 | 17,687 | |
| 8 | 0479 | VF PICKET | 0 | 100 | 0 | 0 | 199.00 | LF | 10.00 | 10.00 | 100 | 2013 | 2013 | 3 | 83 | 1,652 | |
| 9 | 0855 | CONC PAVER | 0 | 100 | 24 | 2 | 48.00 | SF | 11.00 | 11.00 | 100 | 2013 | 2013 | 3 | 93 | 491 | |
| 10 | 0871 | POOL HTR R | 1 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2023 | 2013 | | 55 | 1,100 | |

TOTAL OB/XF 33,071

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | RES | 100 | 0006 | R-2 | 0.00 | 0.00 | 70.00 | FF | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 350,000 | | | | | | | |

REVIEW DATE 06/29/2023 BY TW Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS