BLOCK 5 LOT 1B
IN OR 1935/961
AMELIA PARK PHASE 1 UNIT 1

VANBIERVLIET RONALD & LINDA/PAULINO ROBERT ET AL
1631 PARK AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0005-01B0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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
Quality	05	Quality Level 05

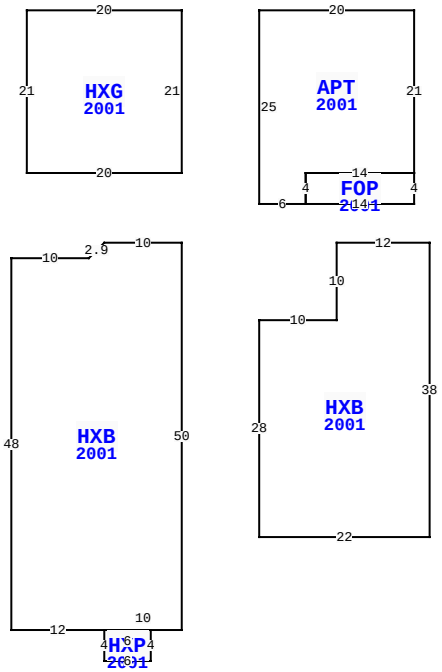
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	444	100	2001	444	81,759
FOP	56	30	2001	17	3,130
HXB	736	100	2001	736	135,529
HXB	1,078	100	2001	1,078	198,505
HXG	420	55	2001	231	42,537
HXP	24	30	2001	7	1,289
TOTALS	2,758			2,513	462,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,513	208.0694	208.07	522,880	2001	2001	0	0	0	11.50	88.50

1 TOWNHOUSE - 52% - 2019 Heated Area: 2258 HX Base Yr 2019



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		462,749
TOTAL MARKET OB/XF VALUE		4,447
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		577,196
SOH/AGL Deduction		148,848
ASSESSED VALUE		428,348
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		377,626
TOTAL JUST VALUE		577,196
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		562,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003395	NEW CONSTR	139,000	07/03/2000
2003396	NEW CONSTR	27,000	07/03/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1935/0961	8/13/2014	SW	Q	I	01	305,000
GRANTOR: FANNIE MAE						
GRANTEE: VANBIERVLIET RONALD						
1906/1157	3/10/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

1629 PARK AV, FERNANDINA BEACH

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

BUILDING NOTES

BUILDING DIMENSIONS

HXG=[YR=2001] W20 S21 E20 N21 $ PTR= S30 HXB=[YR=2001] W10 D2 L2 W10 S48 E12 HXP=[YR=2001] S4 E6 N4 W6 $ E10 N50$N30 $ PTR= E10 APT=[YR=2001] E20 S21 FOP=[YR=2001] S4 W14 N4 E14 $ W14 S4 W6 N25 $ W10 $ PTR= E10 S40 HXB=[YR=2001] S28 E22 N38 W12 S10 W10 $ N40 W10 $.

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	0810	CONCRETE A	0	50	21	16	336.00	SF	6.50	6.50	100	2001	2001	3	79	1,725	
2	0810	CONCRETE A	0	50	26	2	52.00	SF	6.50	6.50	100	2001	2001	3	79	267	
3	0810	CONCRETE A	0	50	0	0	380.00	SF	6.50	6.50	100	2001	2001	3	79	1,951	
4	0819	CONC 12"	0	50	2	5	10.00	SF	9.50	9.50	100	2001	2001	3	79	75	
5	0810	CONCRETE A	0	50	8	3	24.00	SF	6.50	6.50	100	2001	2001	3	79	123	
6	0476	VF 6 SBPL	0	50	0	0	18.00	LF	16.00	16.00	100	2001	2001	3	52	150	
7	0470	VNYL GATE	0	50	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	52	156	

LAND DESCRIPTION

TOTAL OB/XF 4,447

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	50		R-2	0.00	0.00	22.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	110,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 07/30/2025 BY SYS