BLOCK 5 LOT 1C
AMELIA PARK PHASE 1 UNIT 1
PB 6/114-115

SWANSON BRUCE
1417 SADLER ROAD BOX #344
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0005-01C0

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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05

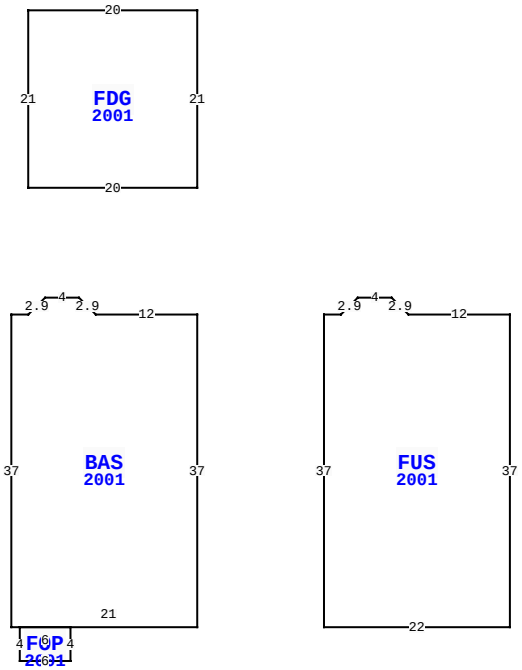
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	826	100	2001	826	158,863
FDG	420	60	2001	252	48,467
FOP	24	30	2001	7	1,346
FUS	826	100	2001	826	158,863
TOTALS	2,096			1,911	367,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,911	217.3219	217.32	415,299	2001	2001	0	0	0	11.50	88.50

1 TOWNHOUSE – 100% - 2021 Heated Area: 1652 HX Base Yr 2021



1633 PARK AVE, FERNANDINA BEACH

BLD DATE		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		367,540
TOTAL MARKET OB/XF VALUE		3,350
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		480,890
SOH/AGL Deduction		153,984
ASSESSED VALUE		326,906
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		276,184
TOTAL JUST VALUE		480,890
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003397	NEW CONSTR	101,000	07/03/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2349/1982	3/25/2020	WD	Q	I	02	367,000
GRANTOR: BOZEMAN BRETT E & BRA						
GRANTEE: SWANSON BRUCE						
2278/1593	5/31/2019	WD	Q	I	01	340,000
GRANTOR: BERRY JIMMY F & LINDA						
GRANTEE: BOZEMAN BRETT E & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W12 U2 L2 W4 L2 D2 W2 S37 E1 FOP=[YR=2001] S4 E6 N4 W6 $ E21 N37 $ PTR= E15 FUS=[YR=2001] E2 U2 R2 E4 R2 D2 E12 S37 W22 N37 $ W15 $ PTR= N15 FDG=[YR=2001] N21 W20 S21 E20 $ S15 $.

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	5	10.00	SF	9.50	9.50	100	2001	2001	3	79	75	
2	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2001	2001	3	79	123	
3	0810	CONCRETE A	0	100	0	0	202.00	SF	6.50	6.50	100	2001	2001	3	79	1,037	
4	0810	CONCRETE A	0	100	20	16	320.00	SF	6.50	6.50	100	2001	2001	3	79	1,643	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	52	156	
6	0476	VF 6 SBPL	0	100	0	0	38.00	LF	16.00	16.00	100	2001	2001	3	52	316	

LAND DESCRIPTION

TOTAL OB/XF 3,350

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		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