BLOCK 5 LOT 1E
IN OR 1898/1655
AMELIA PARK PHASE 1 UNIT 1

SEEMAN GEORGE & HOPE CONYERS FMLY REV TRUST/SEEMAN
1641 PARK AVENUE
FERNANDINA BEACH, FL 32034-1915

2025

00-00-31-102P-0005-01E0

BUILDING CHARACTERISTICS

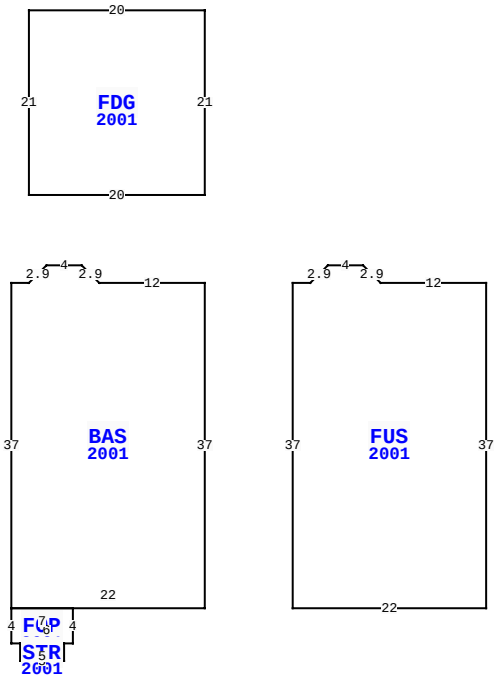
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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	28	30	2001	8	1,539
FUS	826	100	2001	826	158,863
STR	10	10	2001	1	192
TOTALS	2,110			1,913	367,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,913	217.3219	217.32	415,733	2001	2001	0	0	0	11.50	88.50

1 TOWNHOUSE – 100% - 2014 Heated Area: 1652 HX Base Yr 2014



1641 PARK AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		367,924
TOTAL MARKET OB/XF VALUE		4,613
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		482,537
SOH/AGL Deduction		276,821
ASSESSED VALUE		205,716
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		154,994
TOTAL JUST VALUE		482,537
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003400	NEW CONSTR	101,000	07/03/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1898/1655	1/03/2014	WD	U	I	30	100
GRANTOR: SEEMAN GEORGE & HOPE						
GRANTEE: SEEMAN GEORGE & HOP						
1790/1185	4/16/2012	WD	U	I	12	145,000
GRANTOR: BANK OF AMERICA NA SU						
GRANTEE: SEEMAN GEORGE & HOP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W12 U2 L2 W4 L2 D2 W2 S37 FOP=[YR=2001] S4 E1
STR=[YR=2001] S2 E5N2W5$ E6N4 W7 $ E22N37$ PTR= E10
FUS=[YR=2001] E2 U2 R2 E4 D2 R2 E12 S37 W22 N37 $ W10 $
PTR= N10 FDG=[YR=2001] N21 W20 S21 E20$ S10 $.

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	100	8	3	24.00	SF	6.50	6.50	100	2001	2001	3	79	123	
2	0810	CONCRETE A	0	100	21	16	336.00	SF	6.50	6.50	100	2001	2001	3	79	1,725	
3	0810	CONCRETE A	0	100	0	0	417.00	SF	6.50	6.50	100	2001	2001	3	79	2,141	
4	0810	CONCRETE A	0	100	0	0	62.00	SF	6.50	6.50	100	2001	2001	3	79	318	
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	18.00	LF	16.00	16.00	100	2001	2001	3	52	150	

LAND DESCRIPTION

TOTAL OB/XF 4,613

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	0003	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