BLOCK 6 LOT 10C
IN OR 2028/44
AMELIA PARK PHASE 1 UNIT 1

RAMSEY JAMES A
917 1ST STREET N
JACKSONVILLE BEACH, FL 32250

2025

00-00-31-102P-0006-10C0

BUILDING CHARACTERISTICS

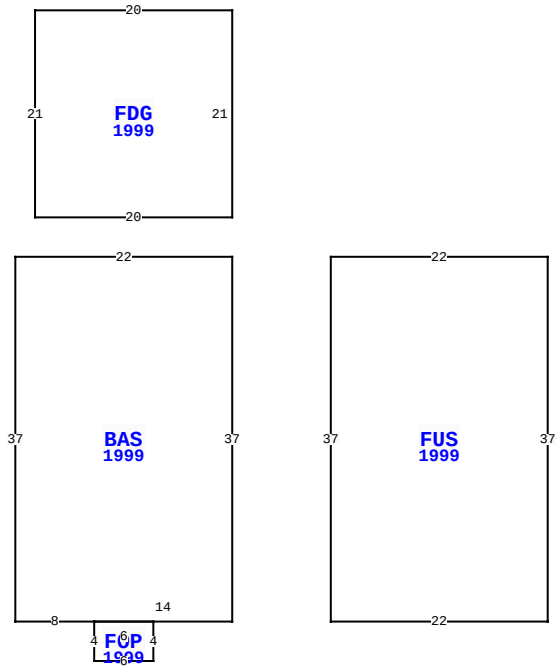
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	814	100	1999	814	149,537
FDG	420	60	1999	252	46,294
FOP	24	30	1999	7	1,286
FUS	814	100	1999	814	149,537
TOTALS	2,072			1,887	346,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,887	209.9454	209.95	396,176	1999	1999	0	0	0	12.50	87.50

1 TOWNHOUSE - 0% - 0 Heated Area: 1628 HX Base Yr



1854 CARNATION ST, 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	346,654
TOTAL MARKET OB/XF VALUE	2,451
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	459,105
SOH/AGL Deduction	57,329
ASSESSED VALUE	401,776
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	401,776
TOTAL JUST VALUE	459,105
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	442,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984891	NEW CONSTR	95,601	01/27/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2028/0044	2/08/2016	PR	Q	I	01	268,500
GRANTOR: ROBBINS CHRISTOPHER A						
GRANTEE: RAMSEY JAMES A						
1672/1104	12/28/2009	WD	U	I	16	100
GRANTOR: SHEPPARD PATRICIA K						
GRANTEE: ROBBINS DONALD A						

BUILDING NOTES

BUILDING DIMENSIONS

FDG=[YR=1999] W20 S21 E20 N21 $ PTR= S25 BAS=[YR=1999] W22 S37 E8 FOP=[YR=1999] S4 E6 N4 W6 $ E14 N37 $ N25 $ PTR= S25E10 FUS=[YR=1999] E22 S37 W22 N37 $ W10N25 $.

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	0	6	11	66.00	SF	6.50	6.50	100	1999	1999	3	75	322	
2	0810	CONCRETE A	0	0	20	16	320.00	SF	6.50	6.50	100	1999	1999	3	75	1,560	
3	0810	CONCRETE A	0	0	10	4	40.00	SF	6.50	6.50	100	1999	1999	3	75	195	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	48	144	
5	0476	VF 6 SBPL	0	0	0	0	30.00	LF	16.00	16.00	100	2000	2000	3	48	230	

LAND DESCRIPTION

TOTAL OB/XF 2,451

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	0		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