BLOCK 6 LOT 11A
AMELIA PARK PHASE 1 UNIT 1
PB 6/114-115

THOMPSON LUCIANN BOYD L/E/
1618 PARK AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0006-11A0

BUILDING CHARACTERISTICS

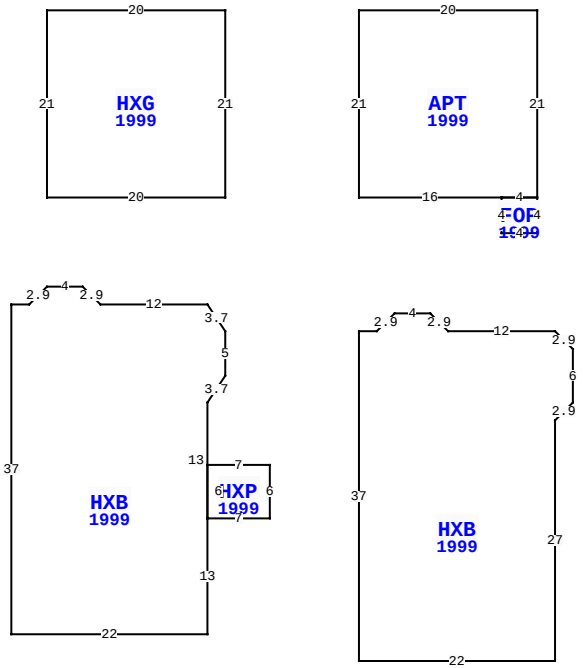
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	420	100	1999	420	78,961
FOP	16	30	1999	5	940
HXB	842	100	1999	842	158,298
HXB	842	100	1999	842	158,298
HXG	420	55	1999	231	43,429
HXP	42	30	1999	13	2,444
TOTALS	2,582			2,353	442,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,353	214.8630	214.86	505,566	1999	1999	0	0	0	12.50	87.50

1 TOWNHOUSE - 81.94% - 2000 Heated Area: 2104 HX Base Yr 2000



1618 PARK AV, 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		442,370
TOTAL MARKET OB/XF VALUE		14,332
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		611,702
SOH/AGL Deduction		312,806
ASSESSED VALUE		298,896
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		243,174
TOTAL JUST VALUE		611,702
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		587,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051661	H/AC	4,000	04/21/2005
984562	NEW CONSTR	76,360	11/23/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2752/871	11/25/2024	QC	U	I	11	100
GRANTOR: THOMPSON LUCIANN BOYD						
GRANTEE: THE LUCIANN BOYD TH						
0899/0626	9/10/1999	WD	Q	I		203,500
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: THOMPSON LUCIANN BO						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1999] L2 U3 W12 L2 U2 W4 L2 D2 W2 S37 E22 N13
HXP=[YR=1999] E7 N6 W7 S6 $N13 R2 U3 N5$ PTR= E15
HXB=[YR=1999] E2 U2 R2 E4 D2 R2 E12 D2 R2 S6 D2 L2 S27 W22 N37 $ W15 $ PTR=N15 HXG=[YR=1999] N21 W20 S21 E20 $S15 $ PTR= N15 E15 APT=[YR=1999] E16 FOP=[YR=1999] S4 E4 N4 W4 $ E4 N21 W20 S21 $W15 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50	6.50	100	1999	1999	3	75	195	
3	0810	CONCRETE A	0	100	17	14	238.00	SF	6.50	6.50	100	1999	1999	3	75	1,160	
4	1241	WD DECK G	0	100	10	4	40.00	UT	11.50	11.50	100	1999	1999	3	26	120	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2000	2000	3	48	288	
6	0476	VF 6 SBPL	0	100	0	0	57.00	LF	32.00	32.00	100	2000	2000	3	48	876	
7	0476	VF 6 SBPL	0	100	0	0	32.00	LF	16.00	16.00	100	2000	2000	3	48	246	
8	0830	FLAGSTONE	0	100	0	0	915.00	SF	12.00	12.00	100	2000	2000	3	77	8,455	
9	1076	TRELLIS A	0	100	12	6	72.00	SF	7.50	7.50	100	2003	2003	3	29	157	

LAND DESCRIPTION

TOTAL OB/XF 14,332

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	31.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	155,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000 PRINTED 07/30/2025 BY SYS