BLOCK 6 LOT 11C
IN OR 1467/1786
AMELIA PARK PHASE 1 UNIT 1

WALSH LAURA
1626 PARK AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0006-11C0

BUILDING CHARACTERISTICS

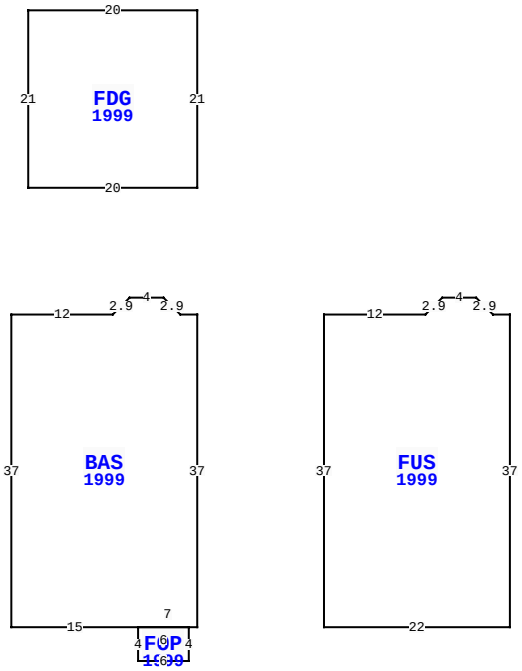
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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	1999	826	155,290
FDG	420	60	1999	252	47,377
FOP	24	30	1999	7	1,316
FUS	826	100	1999	826	155,290
TOTALS	2,096			1,911	359,272

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	214.8630	214.86	410,597	1999	1999	0	0	0	12.50	87.50

1 TOWNHOUSE - 100% - 2007 Heated Area: 1652 HX Base Yr 2007



1626 PARK AVE, FERNANDINA BEACH

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

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	20	16	320.00	SF	6.50	6.50	100	1999	1999	3	75	1,560	
3	0810	CONCRETE A	0	100	21	2	42.00	SF	6.50	6.50	100	1999	1999	3	75	205	
4	0810	CONCRETE A	0	100	0	0	105.00	SF	6.50	6.50	100	1999	1999	3	75	512	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	48	144	
6	0476	VF 6 SBPL	0	100	0	0	28.00	LF	16.00	16.00	100	2000	2000	3	48	215	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		359,272
TOTAL MARKET OB/XF VALUE		5,471
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		474,743
SOH/AGL Deduction		272,741
ASSESSED VALUE		202,002
TOTAL EXEMPTION VALUE	HX HB DX SX	105,722
BASE TAXABLE VALUE		96,280
TOTAL JUST VALUE		474,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984564	NEW CONSTR	75,814	11/23/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/1786	12/27/2006	WD	Q	I		305,000
GRANTOR: BROWN THATCHER G & JE						
GRANTEE: WALSH LAURA						
0923/0124	3/07/2000	WD	Q	I		177,800
GRANTOR: DAUSEND THOMAS						
GRANTEE: BROWN THATCHER G &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W2 U2 L2 W4 L2 D2 W12 S37 E15 FOP=[YR=1999] S4 E6 N4 W6 $ E7 N37 $ PTR= E15 FUS=[YR=1999] E12 U2 R2 E4 D2 R2 E2 S37 W22 N37 $ W15 PTR=N15 FDG=[YR=1999] N21 W20 S21 E20 $S15 $.

LAND DESCRIPTION

TOTAL OB/XF 5,471

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