BLOCK 7 LOT 1
IN OR 1002/1494
AMELIA PARK PHASE 1 UNIT 2

TOLLE STEPHEN J TRUSTEE
1893 FLOYD ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

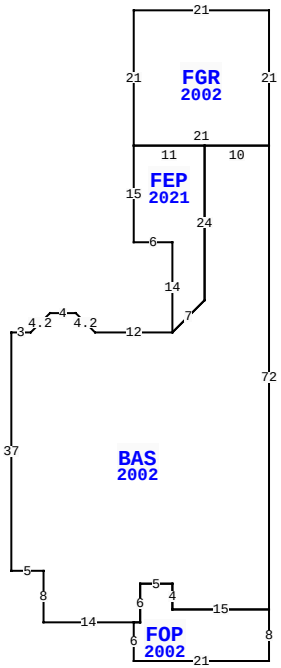
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,024	100	2002	2,024	399,558
FEP	223	80	2021	178	35,139
FGR	441	55	2002	243	47,971
FOP	186	30	2002	56	11,055
TOTALS	2,874			2,501	493,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,501	139.5984	220.57	551,646	2002	2002	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2018 Heated Area: 2024 HX Base Yr 2018



1893 FLOYD ST, 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		493,723
TOTAL MARKET OB/XF VALUE		10,806
TOTAL LAND VALUE - MARKET		260,000
TOTAL MARKET VALUE		764,529
SOH/AGL Deduction		299,813
ASSESSED VALUE		464,716
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		413,994
TOTAL JUST VALUE		764,529
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		690,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200791	ADDITION	0	11/13/2020
20121671	H/AC	3,000	08/15/2012
20011659	NEW CONSTR	171,360	07/20/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1002/1494	8/13/2001	WD	Q	V		49,900
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: TOLLE STEPHEN J TRU						
0931/1715	5/10/2000	WD	U	V	19	77,000
GRANTOR: AMELIA PARK DEVELOPME						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2002] W21 S21 FEP=[YR=2021] S15 E6 S14
BAS=[YR=2002] W12 U3 L3 W4 L3 D3 W3 S37 E5 S8 E14
FOP=[YR=2002] S6 E21 N8 W15 N4 W5 S6 W1 $ E1 N6E5 S4 E15 N72 W10 S24 L5 D5 $ U5 R5 N24W11$ E21 N21 $.

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	2002	2002	3	85	2,975	
2	0819	CONC 12"	0	100	0	0	31.00	SF	9.50	9.50	100	2002	2002	3	80	236	
3	0855	CONC PAVER	0	100	13	3	39.00	SF	10.00	10.00	100	2021	2021	3	99	386	
4	0855	CONC PAVER	0	100	0	0	730.00	SF	10.00	10.00	100	2002	2002	3	80	5,840	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2002	2002	3	55	165	
6	0476	VF 6 SBPL	0	100	0	0	58.00	LF	32.00	32.00	100	2002	2002	3	55	1,021	
7	0479	VF PICKET	0	100	0	0	30.00	LF	10.00	10.00	100	2004	2004	3	61	183	

LAND DESCRIPTION

TOTAL OB/XF 10,806

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	52.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	260,000							

REVIEW DATE 02/15/2022 BY DJ Total Acres: 0.00 Total Land Value: 260,000 Market: 0 Agricultural: 0 Common: 260,000 PRINTED 07/30/2025 BY SYS