BLOCK 7 LOT 2
AMELIA PARK PHASE 1 UNIT 2
PB 6/171

MITCHELL PRESLEY K & ELIZABETH R L/E/
1897 FLOYD ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0007-0020

BUILDING CHARACTERISTICS

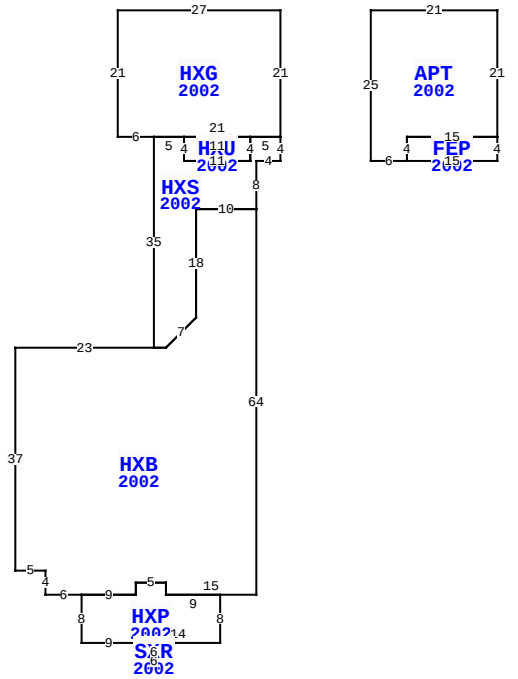
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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
APT	465	100	2002	465	93,256
FEP	60	80	2002	48	9,627
HXB	1,853	100	2002	1,853	371,622
HXG	567	55	2002	312	62,572
HXP	194	30	2002	58	11,632
HXS	325	40	2002	130	26,071
HXU	44	55	2002	24	4,813
SXR	18	10	2002	2	401
TOTALS	3,526			2,892	579,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,892	141.8234	224.08	648,039	2002	2002	0	0	0	10.50	89.50

1 SFR CUST – 82.19% - 2010 Heated Area: 2318 HX Base Yr 2010



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

1897/ FLOYD ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		579,995
TOTAL MARKET OB/XF VALUE		6,860
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		836,855
SOH/AGL Deduction		424,503
ASSESSED VALUE		412,352
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		361,630
TOTAL JUST VALUE		836,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		760,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211296	ADDITION	0	05/05/2021
20042072	MECH OTHER	7,000	11/04/2004
011739	NEW CONSTR	173,400	07/30/2001
011696	NEW CONSTR	30,778	07/24/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2679/1238	10/26/2023	LE	U	I	11	100
GRANTOR: MITCHELL PRESLEY K &						
GRANTEE: MITCHELL FAMILY TRU						
1809/1897	8/27/2012	QC	U	I	11	100
GRANTOR: MITCHELL PRESLEY K &						
GRANTEE: MITCHELL PRESLEY K						

BUILDING NOTES

BUILDING DIMENSIONS

HXG=[YR=2002] W27 S21 E6 HXS=[YR=2002] S35 HXB=[YR=2002] W23 S37 E5 S4 E6 HXP=[YR=2002] S8 E9 SXR=[YR=2002] S3E6N3 W6$E14 N8 W9 N2 W5 S2W9 $ E9 N2 E5 S2 E15 N64 W10 S18 D5 L5 W2$E2 U5 R5 N18 E10 N8E4 N4 W5 HXU=[YR=2002] W11 S4 E11 N4$ S4 W11 N4 W5 $ E21 N21 $ PTR= E15 APT=[YR=2002] E21 S21 FEP=[YR=2002] S4 W15 N4 E15 $ W15 S4 W6 N25 $ W15 $.

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	11	3	33.00	SF	6.50	6.50	100	2002	2002	3	80	172	
2	0810	CONCRETE A	0	100	12	4	48.00	SF	6.50	6.50	100	2002	2002	3	80	250	
3	0810	CONCRETE A	0	100	62	16	992.00	SF	6.50	6.50	100	2002	2002	3	80	5,158	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2002	2002	3	55	330	
5	0476	VF 6 SBPL	0	100	0	0	54.00	LF	32.00	32.00	100	2002	2002	3	55	950	

LAND DESCRIPTION

TOTAL OB/XF 6,860

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	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS