

BLOCK 11 LOT 1B
IN OR 1885/1436
AMELIA PARK PHASE 1 UNIT 2

IGOE PETER M & RUTH S TRUST/IGOE RUTH S TRUSTEE
1595 PARK AVENUE
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0011-01B0

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	14	CARPET	90
Interior Floor	11	CLAY TILE	10
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
APT	444	100	2001
FOP	56	30	2001
HXB	714	100	2001
HXB	1,078	100	2001
HXG	420	55	2001
HXP	24	30	2001
HXP	24	30	2001
TOTALS	2,760		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	-	81.55%	-	0						
Heated Area: 2236						HX Base Yr 2011					
BLD DATE						LGL DATE	05/08/2025				
XF DATE						LAND DATE	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			459,987
TOTAL MARKET OB/XF VALUE			4,670
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			574,657
SOH/AGL Deduction			290,427
ASSESSED VALUE			284,230
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			233,508
TOTAL JUST VALUE			574,657
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			559,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003453	NEW CONSTR	112,000	07/12/2000
2003455	NEW CONSTR	27,500	07/12/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1885/1436	10/14/2013	WD	U	I	30	100
GRANTOR: IGOE PETER M & RUTH S						
GRANTEE: IGOE PETER M & RUTH						
1649/1665	11/20/2009	WD	U	I	12	247,000
GRANTOR: WACHOVIA MORTGAGE						
GRANTEE: IGOE PETER M & RUTH						

EXTRA FEATURES																	
L N	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	12	3	36.00	SF	6.50	6.50	100	2001	2001	3	79	185	
2	0810	CONCRETE A	0	100	0	0	508.00	SF	6.50	6.50	100	2001	2001	3	79	2,609	
3	0810	CONCRETE A	0	100	30	2	60.00	SF	6.50	6.50	100	2001	2001	3	79	308	
4	0810	CONCRETE A	0	100	19	12	228.00	SF	6.50	6.50	100	2001	2001	3	79	1,171	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	52	156	
6	0476	VF 6 SBPL	0	100	0	0	29.00	LF	16.00	16.00	100	2001	2001	3	52	241	
TOTALS															4,670		

BUILDING NOTES											
1593/ PARK AV, FERNANDINA BEACH											

BUILDING DIMENSIONS											
HXG=[YR=2001] W20 S21 HXP=[YR=2001] S4 E6 N4 W6 \$ E20 N21 \$ PTR= S30 HXB=[YR=2001] W10 D2 L2 W10 S48 E12 HXP=[YR=2001] S4 E6 N4 W6 \$ E10 N50 \$ N30 \$ PTR= E15 APT=[YR=2001] E20 S21 POP=[YR=2001] S4 W14 N4 E14 \$ W14 S4 W6 N25 \$ W15 \$ PTR= E30 S45 HXB=[YR=2001] S37 W22 N27 E10 N10 E12 \$ N45 W30 \$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							