

BLOCK 11 LOT 1C  
IN OR 1902/1744  
AMELIA PARK PHASE 1 UNIT 2

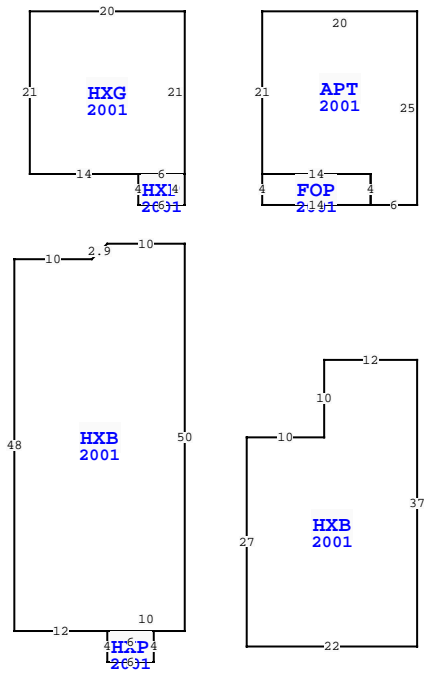
MACK DANIEL P & CATHLEEN G  
1589 PARK AVE  
FERNANDINA BEACH, FL 32034

**2025**

00-00-31-102P-0011-01C0

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 Floo	14	CARPET	90
Interior Floo	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	- 100%	- 2025								
Heated Area: 2236						HX Base Yr 2025					



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			4,138
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			574,125
SOH/AGL Deduction			0
ASSESSED VALUE			574,125
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			523,403
TOTAL JUST VALUE			574,125
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			558,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101525	H/AC	7,000	09/09/2010
2003487	NEW CONSTR	112,000	07/16/2000
2003488	NEW CONSTR	27,500	07/16/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1902/1744	2/14/2014	QC	U	I	11	100

GRANTOR: MACK DANIEL P & CAT						
GRANTEE: MACK DANIEL P & CAT						
1663/1462	2/16/2010	WD	U	I	12	228,000
GRANTOR: WACHOVIA MORTGAGE COR						
GRANTEE: CROWLEY CATHLEEN G						

BUILDING NOTES	
BUILDING DIMENSIONS	
HXG=[YR=2001] W20 S21 E14 HXP=[YR=2001] S4 E6 N4 W6 \$ E6 N21 \$ PTR= S30 HXB=[YR=2001] W10 D2 L2 W10 S48 E12 HXP=[YR=2001] S4 E6 N4 W6 \$ E10 N50 \$ N30 \$ PTR= E10 APT=[YR=2001] E20 S25 W6 FOP=[YR=2001] N4 W14 S4 E14 \$ N4 W14 N21 \$ W10 \$ PTR= E30 S45 HXB=[YR=2001] S37 W22 N27 E10 N10 E12 \$ N45 W30 \$ .	

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			6.50	100	2001	2001	3	79	185	
2	0810	CONCRETE A	0	100	0	0			6.50	100	2001	2001	3	79	2,516	
3	0810	CONCRETE A	0	100	12	17			6.50	100	2001	2001	3	79	1,048	
4	0470	VNYL GATE	0	100	0	0			300.00	100	2001	2001	3	52	156	
5	0476	VF 6 SBPL	0	100	0	0			16.00	100	2001	2001	3	52	233	

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							