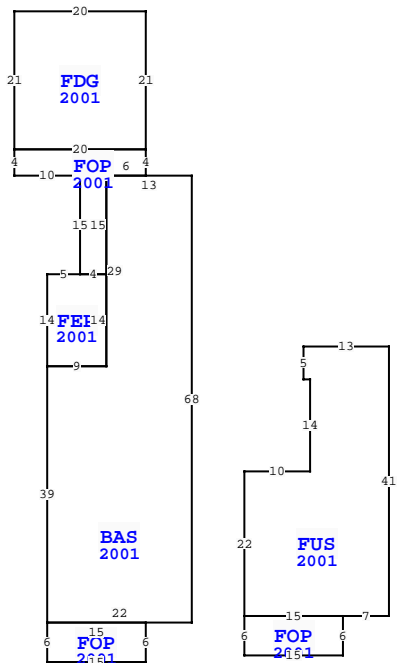


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 0%	- 0		517,247	2001	2001	0	0	11.50	88.50
Heated Area: 1952 HX Base Yr											



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	1,235	100	2001	1,235	235,460
FDG	420	60	2001	252	48,045
FEP	126	80	2001	101	19,256
FOP	90	30	2001	27	5,148
FOP	90	30	2001	27	5,148
FOP	140	30	2001	42	8,007
FUS	717	100	2001	717	136,700
TOTALS	2,818			2,401	457,764

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			457,764
TOTAL MARKET OB/XF VALUE			5,797
TOTAL LAND VALUE - MARKET			160,000
TOTAL MARKET VALUE			623,561
SOH/AGL Deduction			78,932
ASSESSED VALUE			544,629
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			544,629
TOTAL JUST VALUE			623,561
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			598,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120023	H/AC	2,500	01/09/2012
20080587	REPAIR/RRF	3,000	04/14/2008
011638	REMODEL	5,000	07/19/2001
2004201	NEW CONSTR	121,000	10/19/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2490/1448	8/13/2021	QC	U	I	11	100
GRANTOR: GATSOS MICHAEL J & SU						
GRANTEE: GATSOS MICHAEL & SU						
2199/0813	5/30/2018	WD	Q	I	01	425,000
GRANTOR: BAITY LIVING TRUST						
GRANTEE: GATSOS MICHAEL J &						

EXTRA FEATURES															1585 PARK AVE, FERNANDINA BEACH		
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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	0810	CONCRETE A	0	0	11	3	33.00	SF	6.50	6.50	100	2001	2001	3	79	169	
3	0810	CONCRETE A	0	0	17	16	272.00	SF	6.50	6.50	100	2001	2001	3	79	1,397	
4	0851	PATIO STON	0	0	0	0	349.00	SF	1.50	1.50	100	2001	2001	3	79	414	
5	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2001	2001	3	52	312	
6	0476	VF 6 SBPL	0	0	0	0	10.00	LF	32.00	32.00	100	2001	2001	3	52	166	
7	0476	VF 6 SBPL	0	0	0	0	48.00	LF	16.00	16.00	100	2001	2001	3	52	399	
TOTAL OB/XF 5,797																	

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

BUILDING NOTES	
FDG=[YR=2001] W20 S21 FOP=[YR=2001] S4 E10 S15 FEP=[YR=2001] W5 S14 BAS=[YR=2001] S39 FOP=[YR=2001] S6 E15 N6 W15 \$ E22 N68 W13 S29 W9 \$ E9 N14 W4 \$ E4 N15 E6 N4 W20 \$ E20 N21 \$ PTR= E15S70 FUS=[YR=2001] E10 N14 W1 N5 E13 S41 W7 FOP=[YR=2001] S6 W15 N6 E15 \$ W15 N22 \$N70W15 \$.	

LAND DESCRIPTION																								
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	0		R-2	0.00	0.00	32.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	160,000							