

BLOCK 14 LOT 8
IN OR 1206/830
AMELIA PARK PHASE 1 UNIT 6

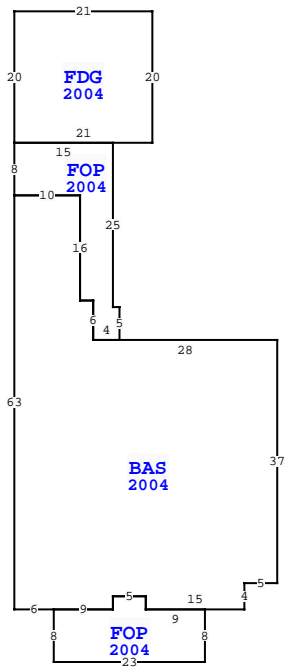
GUANDOLO GREGORY J & SALLY J
1904 PERIMETER PARK ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0014-0080

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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
BAS	1,842	100	2004
FDG	420	60	2004
FOP	194	30	2004
FOP	223	30	2004
TOTALS	2,679		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2005								
				Heated Area:	1842			HX Base Yr	2005		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		449,796	
TOTAL MARKET OB/XF VALUE		11,945	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		711,741	
SOH/AGL Deduction		404,028	
ASSESSED VALUE		307,713	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		256,991	
TOTAL JUST VALUE		711,741	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		641,482	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110088	OTHER	190	01/19/2011
20040443	NEW CONSTR	129,000	03/04/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1206/0830	2/05/2004	WD Q	Q	V		59,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: GUANDOLO GREGORY J						
1147/0491	6/20/2003	WD U	V	19		250,000
GRANTOR: AMELIA PARK DEVELOPME						
GRANTEE: BRYLEN HOMES LTD						

EXTRA FEATURES															TOTAL OB/XF	
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	0825	BRICK	0	100	3	7			12.50	100	2004	2004	3	95	249	
2	0810	CONCRETE A	0	100	10	7			6.50	100	2004	2004	3	83	378	
3	0810	CONCRETE A	0	100	0	0			6.50	100	2004	2004	3	83	4,073	
4	0470	VNYL GATE	0	100	0	0			300.00	100	2004	2004	3	61	183	
5	0478	VF 6 SLAT	0	100	0	0			15.00	100	2004	2004	3	61	412	
6	0825	BRICK	0	100	0	0			12.50	100	2004	2004	3	95	6,650	
															11,945	

BUILDING NOTES	
BLD DATE	
LGL DATE	
XF DATE	
AG DATE	
05/08/2025 MLU	

BUILDING DIMENSIONS	
FDG=[YR=2004] W21 S20 FOP=[YR=2004] S8 BAS=[YR=2004] S63 E6	
FOP=[YR=2004] S8 E23 N8 W9 N2 W5 S2 W9\$ E9 N2 E5 S2 E15 N4 E5	
N37 W28 N6 W2 N16 W10\$ E10 S16 E2 S6 E4 N5 W1 N25 W15\$ E21	
N20\$.	

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