

BLOCK 14 LOT 12
 AMELIA PARK PHASE 1 UNIT 6
 PB 6/313-314

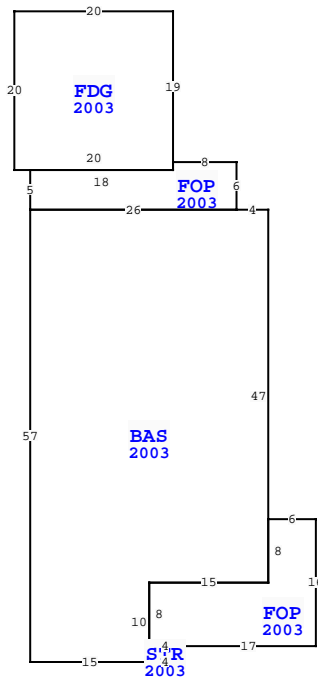
LOPEZ GARY S/MERRY DONNA H
 1901 FIELD STREET
 FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0014-0120

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 Floor	12	HARDWOOD	70
Interior Floor	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	1,560	100	2003
FDG	400	60	2003
FOP	138	30	2003
FOP	216	30	2003
STR	8	10	2003
TOTALS	2,322		

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%	- 2021								
				Heated Area:	1560			HX Base Yr	2021		



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			402,988
TOTAL MARKET OB/XF VALUE			5,193
TOTAL LAND VALUE - MARKET			275,000
TOTAL MARKET VALUE			683,181
SOH/AGL Deduction			233,327
ASSESSED VALUE			449,854
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			399,132
TOTAL JUST VALUE			683,181
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			609,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20021883	NEW CONSTR	135,000	11/04/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2406/1346	11/06/2020	WD	Q	I	01	430,000
GRANTOR: SNOWDEN BARBARA L/E						
GRANTEE: LOPEZ GARY S & DONN						
1694/0898	8/17/2010	WD	U	I	14	100
GRANTOR: JOMANT MICHAEL J G &						
GRANTEE: SNOWDEN BARBARA						

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
1	0810	CONCRETE A	0	100	50	17			6.50	100	2003	2003	3	82
2	0855	CONC PAVER	0	100	21	4			9.00	100	2006	2006	3	86
3	1243	WD DECK F	0	100	1	7			8.00	100	2004	2004	3	21

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2003] W4 FOP=[YR=2003] N6 W8 FDG=[YR=2003] N19 W20 S20 E20 N1\$ S1 W18 S5E26 \$W26 S57 E15 STR=[YR=2003] E4N2 FOP=[YR=2003] E17 N16 W6 S8 W15 S8 E4\$ W4S2 \$ N10 E15 N47 \$	

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	55.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	275,000							