

BLOCK 15 LOT 3  
IN OR 2120/642  
AMELIA PARK PHASE 1 UNIT 6

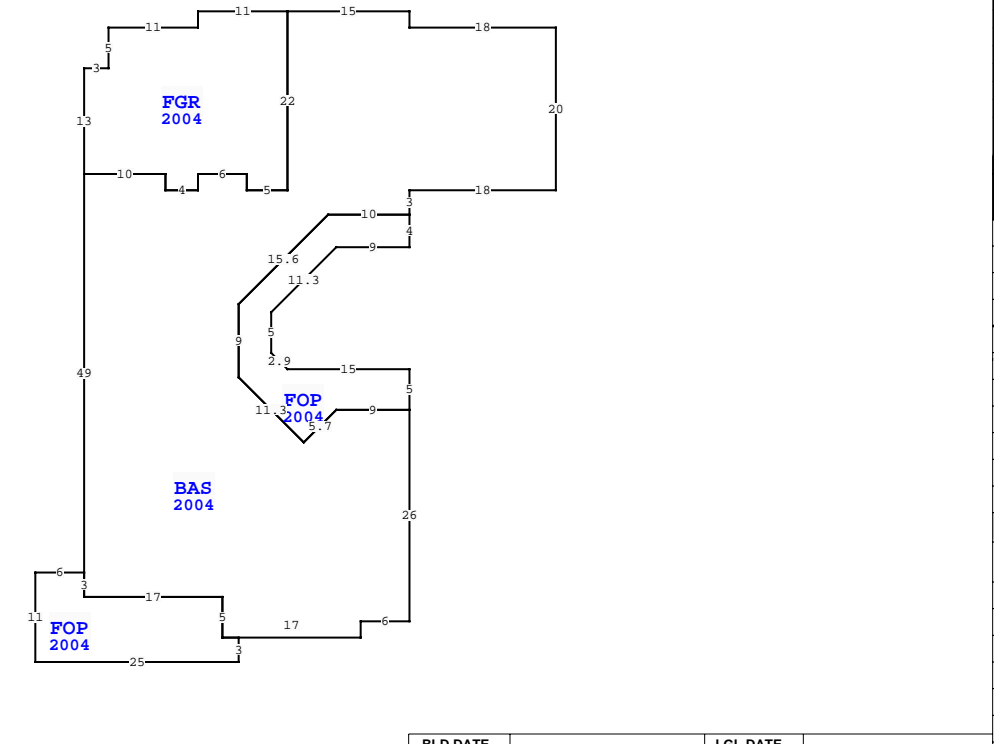
MUIR MALCOLM & ANGELIN  
1882 PERIMETER PARK RD W  
FERNANDINA BEACH, FL 32034

**2025**

00-00-31-102P-0015-0030

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,766	145.2067	229.43	634,603	2004	2004	0	0	9.50	90.50



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
BAS	2,374	100
FGR	475	55
FOP	208	30
FOP	231	30
TOTALS	3,288	

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		574,316
TOTAL MARKET OB/XF VALUE		4,275
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		878,591
SOH/AGL Deduction		202,041
ASSESSED VALUE		676,550
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		625,828
TOTAL JUST VALUE		878,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		792,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041853	15X15 DECK	2,000	10/13/2004
20040166	NEW CONSTR	185,000	01/27/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2120/0642	5/15/2017	WD Q	Q	I	02	508,000
GRANTOR: BRATTON BENJAMIN G &						
GRANTEE: MUIR MALCOLM & ANGE						
2079/1463	10/21/2016	WD Q	Q	I	01	457,600
GRANTOR: CHAPMAN JEFFREY L & L						
GRANTEE: BRATTON BENJAMIN G						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	13	6	78.00	SF	6.50	6.50	100	2004
2	0810	CONCRETE A	0 100	0	0	440.00	SF	6.50	6.50	100	2004
3	1244	WD DECK EX	0 100	0	0	250.00	SF	18.50	18.50	100	2004

BLD DATE		LGL DATE	05/08/2025
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	
1882 W PERIMETER PARK RD, FERNANDINA BEACH			
TOTAL OB/XF 4,275			

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W18 N2 W15 FGR=[YR=2004] W11 S2 W11 S5 W3 S13 E10 S2 E4 N2 E6 S2 E5 N22\$ S22 W5 N2 W6 S2 W4 N2 W10 S49 FOP=[YR=2004] W6 S11 E25 N3 W2 N5 W17 N3\$ S3 E17 S5 E17 N2 E6 N26 FOP=[YR=2004] N5 W15 U2 L2 N5 R8 U8 E9N4W10 L11 D11 S9 D8 R8 R4 U4 E9\$ W9 D4 L4 L8 U8 N9 U11 R11 E10N3E18N20\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	R-2	0.00	0.00	60.00	FF	1.00