

MASON SEON MEE & DAVID TUFTON
1851 W PERIMETER PARK RD
FERNANDINA BEACH, FL 32034

00-00-31-102P-0017-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																												
Exterior Wall		10	ABOVE AVG 100		0500	11	2,948	133.1087		210.31	619,994	2006	2006		0	0	8.50	91.50	VALUATION BY					STANDARD																						
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2019										Heated Area: 2539										HX Base Yr 2019										Tax Group: 2					Tax Dist:						
Roof Cover		03	COMP SHNGL 100																																BUILDING MARKET VALUE					567,295						
Interior Wall		05	DRYWALL 100																																TOTAL MARKET OB/XF VALUE					7,870						
Interior Floor		12	HARDWOOD 50																																TOTAL LAND VALUE - MARKET					220,000						
Interior Floor		14	CARPET 50																																TOTAL MARKET VALUE					795,165						
Air Condition		03	CENTRAL 100																																SOH/AGL Deduction					449,342						
Heating Type		04	AIR DUCTED 100																																ASSESSED VALUE					345,823						
Bedrooms			3 100																																TOTAL EXEMPTION VALUE					HX HB 50,722						
Bathrooms			2.5 100																																BASE TAXABLE VALUE					295,101						
Frame		02	WOOD FRAME 100																																TOTAL JUST VALUE					795,165						
Stories		1.5	1.5 100																																NCON VALUE					0						
Units			0 100																																INCOME VALUE											
Occupancy		00	NONE 100																																PREVIOUS YEAR MKT VALUE					744,936						
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	TOT ADJ AREA	SUBAREA MARKET VALUE																																									
BAS	1,595	100	2006	1,595	306,931																																									
FGR	424	55	2006	233	44,837																																									
FOP	160	30	2006	48	9,237																																									
FOP	160	30	2006	48	9,237																																									
FSP	201	40	2013	80	15,395																																									
FUS	944	100	2006	944	181,658																																									
TOTALS		3,484			2,948	567,295																																								
EXTRA FEATURES							1851 W PERIMETER PARK RD, FERNANDINA BEACH										BLD DATE				LGL DATE		05/08/2025		MLU																					
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	0877	JACUZZI		0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	24	240																														
2	0500	FP-PRE FAB		0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115																														
3	0810	CONCRETE A		0 100	23	16	368.00	SF	6.50	6.50	100	2006	2006	3	86	2,057																														
4	0825	BRICK		0 100	2	5	10.00	SF	25.00	25.00	100	2006	2006	3	96	240																														
5	0825	BRICK		0 100	3	5	15.00	SF	25.00	25.00	100	2006	2006	3	96	360																														
6	0810	CONCRETE A		0 100	8	5	40.00	SF	6.50	6.50	100	2006	2006	3	86	224																														
7	0855	CONC PAVER		0 100	19	10	190.00	SF	10.00	10.00	100	2006	2006	3	86	1,634																														
LAND DESCRIPTION							TOTAL OB/XF										7,870																													
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	44.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	220,000																												
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