BLOCK 18 LOT 3
IN OR 1991/1595
AMELIA PARK PHASE 1 UNIT 7

PARIS SUSAN O
1883 PERIMETER PARK RD W
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0018-0030

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	19	MARBLE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

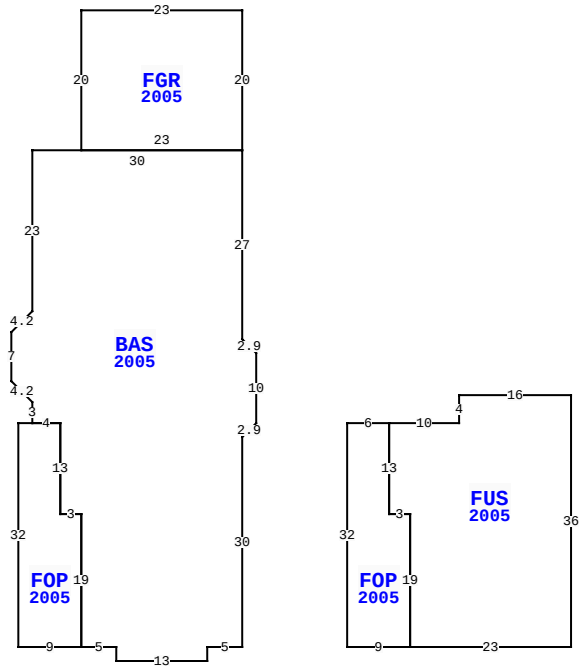
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,025	100	2005	2,025	450,405
FGR	460	55	2005	253	56,273
FOP	249	30	2005	75	16,682
FOP	249	30	2005	75	16,682
FUS	839	100	2005	839	186,612
TOTALS	3,822			3,267	726,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,267	154.6962	244.42	798,520	2005	2005	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2020 Heated Area: 2864 HX Base Yr 2020



1883 W PERIMETER PARK RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		726,653
TOTAL MARKET OB/XF VALUE		8,195
TOTAL LAND VALUE - MARKET		260,000
TOTAL MARKET VALUE		994,848
SOH/AGL Deduction		405,342
ASSESSED VALUE		589,506
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		538,784
TOTAL JUST VALUE		994,848
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		909,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053068	OTHER	1,000	11/22/2005
20052504	GAS	1,000	08/23/2005
20051848	H/AC	10,000	05/26/2005
20051266	NEW CONSTR	7,000	02/17/2005
20051079	NEW CONSTR	2,000	01/20/2005
20042434	NEW CONSTR	262,000	12/28/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1991/1595	7/15/2015	WD	Q	I	01	509,500
GRANTOR: ZIMMERMAN ERIKA & JEF						
GRANTEE: PARIS SUSAN O						
1634/0464	7/07/2009	WD	U	I	12	380,000
GRANTOR: U S BANK NATIONAL ASS						
GRANTEE: ZIMMERMAN ERIKA & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] N30 R2 U2 N10 U2 L2 N27 FGR=[YR=2005] N20 W23 S20 E23$W30 S23 L3 D3 S7 R3 D3 S3 FOP=[YR=2005] W2 S32 E9 N19 W3 N13 W4$E4 S13 E3S19 E5 S2 E13 N2 E5$ PTR=E15 FOP=[YR=2005] E9 FUS=[YR=2005] E23 N36 W16 S4 W10 S13 E3 S19$N19 W3 N13 W6 S32$ W15$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	15	16	240.00	SF	6.50	6.50	100	2005	2005	3	84	1,310	
2	0810	CONCRETE A	0	100	21	17	357.00	SF	6.50	6.50	100	2005	2005	3	84	1,949	
3	0825	BRICK	0	100	5	6	30.00	SF	12.50	12.50	100	2005	2005	3	96	360	
4	0825	BRICK	0	100	0	0	245.00	SF	12.50	12.50	100	2005	2005	3	96	2,940	
5	0462	ST/AL FNC	0	100	52	3	156.00	SF	10.00	10.00	100	2005	2005	3	36	562	
6	1127	BRICK 8"	0	100	0	0	46.00	SF	11.00	11.00	100	2005	2005	3	96	486	
7	1127	BRICK 8"	0	100	0	0	54.00	SF	11.00	11.00	100	2005	2005	3	96	570	
8	1242	WD DECK A	0	100	2	4	8.00	SF	10.00	10.00	100	2005	2005	3	22	18	

LAND DESCRIPTION

TOTAL OB/XF 8,195

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	52.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	260,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 260,000 Market: 0 Agricultural: 0 Common: 260,000 PRINTED 07/30/2025 BY SYS