BLOCK 18 LOT 5
IN OR 2153/906
AMELIA PARK PHASE 1 UNIT 7

BRODSKY ROBERT G & POLLY M
1901 PERIMETER PARK RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0018-0050

BUILDING CHARACTERISTICS

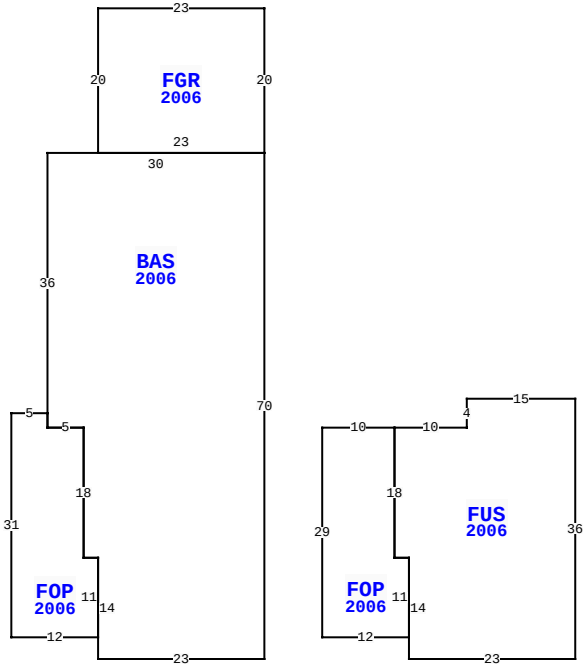
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	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	1,912	100	2006	1,912	375,929
FGR	460	55	2006	253	49,744
FOP	312	30	2006	94	18,482
FOP	322	30	2006	97	19,071
FUS	832	100	2006	832	163,584
TOTALS	3,838			3,188	626,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,188	136.0018	214.88	685,037	2006	2006	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2018 Heated Area: 2744 HX Base Yr 2018



1901 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		626,809
TOTAL MARKET OB/XF VALUE		10,255
TOTAL LAND VALUE - MARKET		260,000
TOTAL MARKET VALUE		897,064
SOH/AGL Deduction		354,554
ASSESSED VALUE		542,510
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		491,788
TOTAL JUST VALUE		897,064
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		816,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061938	OTHER	750	08/18/2006
20060958	GAS	300	05/04/2006
20060943	H/AC	11,200	05/02/2006
20060324	NEW CONSTR	2,000	02/10/2006
20060238	NEW CONSTR	6,889	01/27/2006
20053232	NEW CONSTR	425,000	12/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2153/0906	10/20/2017	WD	Q	I	02	565,000
GRANTOR: MISINCO H GLENN & WAN						
GRANTEE: BRODSKY ROBERT G &						
1761/0604	10/18/2011	WD	Q	I	01	400,000
GRANTOR: GORDON ROGER L & MARC						
GRANTEE: MISINCO H GLENN & W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N70 FGR=[YR=2006] N20 W23 S20 E23$W30S36 FOP=[YR=2006] W5S31 E12N11W2N18 W5N2$S2E5S18E2S14 E23$ PTR=E20 FUS=[YR=2006] E23 N36 W15 S4 W10 FOP=[YR=2006] W10 S29 E12 N11 W2 N18$S18 E2 S14$ W20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0962	SKYLIGHT	0	100	0	0	1.00	UT	250.00	250.00	100	2006	2006	3	86	215	
3	0810	CONCRETE A	0	100	19	16	304.00	SF	6.50	6.50	100	2006	2006	3	86	1,699	
4	1127	BRICK 8"	0	100	0	0	138.00	SF	11.00	11.00	100	2006	2006	3	96	1,457	
5	0461	IRON FENCE	0	100	48	3	144.00	SF	8.50	8.50	100	2006	2006	3	89	1,089	
6	0462	ST/AL FNC	0	100	117	3	351.00	SF	10.00	10.00	100	2006	2006	3	40	1,404	
7	0819	CONC 12"	0	100	6	4	24.00	SF	9.50	9.50	100	2006	2006	3	86	196	
8	0825	BRICK	0	100	10	9	90.00	SF	12.50	12.50	100	2006	2006	3	96	1,080	

LAND DESCRIPTION

TOTAL OB/XF 10,255

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