BLOCK 18 LOT 6
AMELIA PARK PHASE 1 UNIT 7
PB 6/366

MCKENNA WILLIAM P/SIMONSON ANN V
1905 PERIMETER PARK W
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0018-0060

BUILDING CHARACTERISTICS

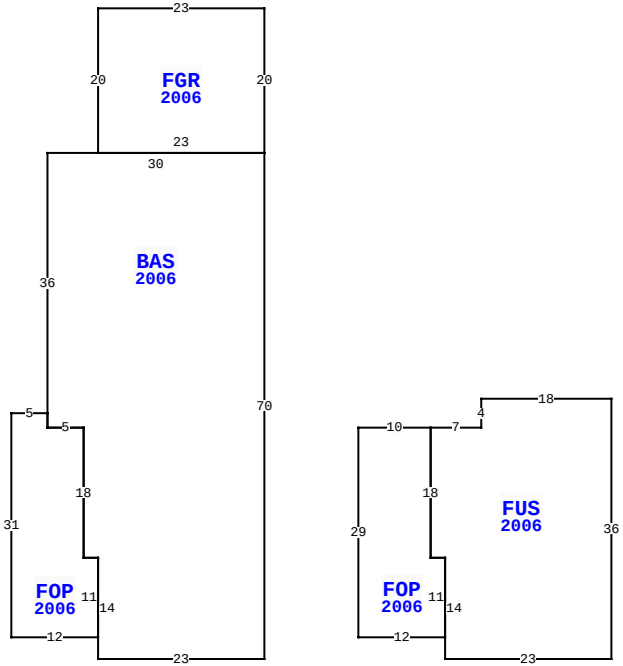
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,912	100	2006	1,912	377,222
FGR	460	55	2006	253	49,915
FOP	312	30	2006	94	18,545
FOP	322	30	2006	97	19,137
FUS	844	100	2006	844	166,514
TOTALS	3,850			3,200	631,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,200	136.4691	215.62	689,984	2006	2006	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2021 Heated Area: 2756 HX Base Yr 2021



1905 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		631,335
TOTAL MARKET OB/XF VALUE		4,169
TOTAL LAND VALUE - MARKET		260,000
TOTAL MARKET VALUE		895,504
SOH/AGL Deduction		292,429
ASSESSED VALUE		603,075
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		552,353
TOTAL JUST VALUE		895,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		814,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062444	OTHER	300	11/03/2006
20061703	NEW CONSTR	6,000	07/18/2006
20061637	GAS	1,000	07/11/2006
20061640	H/AC	11,000	07/11/2006
20061091	NEW CONSTR	6,964	05/17/2006
20060947	NEW CONSTR	405,000	05/02/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2371/1874	6/26/2020	WD	Q	I	02	665,000
GRANTOR: ADAMS DENNIS & KANDEE						
GRANTEE: MCKENNA WILLIAM P &						
2278/0974	5/31/2019	WD	Q	I	01	630,000
GRANTOR: WOLESHIN SHAUN T & JA						
GRANTEE: ADAMS DENNIS & KAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N70FGR=[YR=2006] N20 W23 S20 E23$W30 S36
FOP=[YR=2006] W5 S31 E12 N11 W2N18W5N2$S2E5S18E2S14E23$
PTR=E25 FUS=[YR=2006] E23 N36 W18 S4 W7 FOP=[YR=2006] W10S29
E12 N11 W2 N18$S18 E2 S14$ W25$.

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	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	19	16	304.00	SF	6.50	6.50	100	2006	2006	3	86	1,699	
2	0825	BRICK	0	100	9	8	72.00	SF	12.50	12.50	100	2006	2006	3	96	864	
3	1127	BRICK 8"	0	100	0	0	103.00	SF	11.00	11.00	100	2006	2006	3	96	1,088	
4	0462	ST/AL FNC	0	100	36	3	108.00	SF	10.00	10.00	100	2006	2006	3	40	432	
5	1242	WD DECK A	0	100	6	6	36.00	SF	10.00	10.00	100	2006	2006	3	24	86	

LAND DESCRIPTION

TOTAL OB/XF 4,169

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	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