BLOCK 19 LOT 1
IN OR 1904/1119
AMELIA PARK PHASE 2 UNIT 8

MULLINS JUDITH ANN
1845 HOMETOWN DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0019-0010

NASSAU COUNTY PROPERTY

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		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

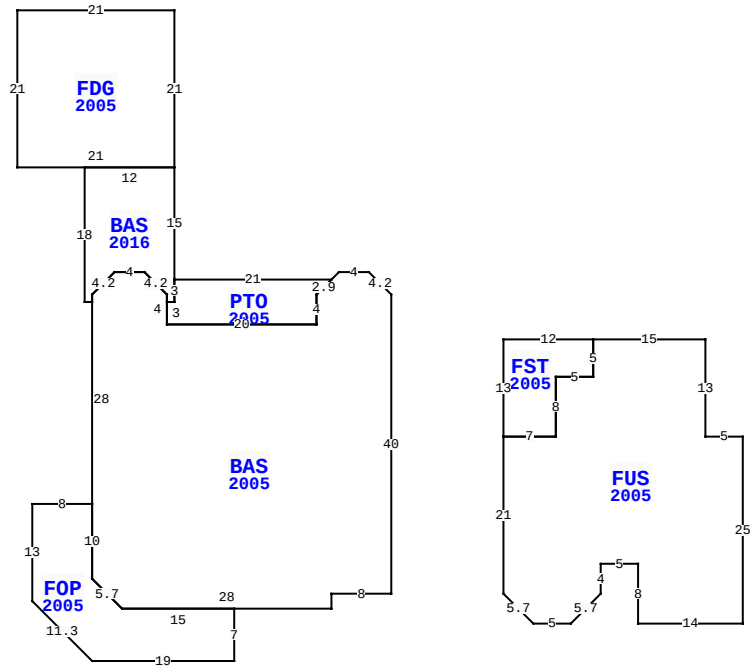
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,618	100	2005	1,618	325,632
BAS	185	100	2016	185	37,233
FDG	441	60	2005	265	53,332
FOP	277	30	2005	83	16,704
FST	116	55	2005	64	12,880
FUS	979	100	2005	979	197,030
PTO	119	5	2005	6	1,208
TOTALS	3,735			3,200	644,018

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	139.9743	221.16	707,712	2005	2005	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2015 Heated Area: 2782 HX Base Yr 2015



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

1845 HOMETOWN DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		644,018
TOTAL MARKET OB/XF VALUE		21,886
TOTAL LAND VALUE - MARKET		230,000
TOTAL MARKET VALUE		895,904
SOH/AGL Deduction		411,579
ASSESSED VALUE		484,325
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		428,603
TOTAL JUST VALUE		895,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		821,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171993	DEMOPOOL	0	06/28/2017
20162658	REMODEL	8,900	09/28/2016
20052517	SWIM POOL	21,000	08/25/2005
20052518	ELEC OTHER	1,000	08/25/2005
20052505	GAS	1,000	08/23/2005
20051846	H/AC	8,000	05/26/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1904/1119	2/21/2014	WD	Q	I	02	549,000
GRANTOR: ENGLAND JAMES F JR &						
GRANTEE: MULLINS JUDITH ANN						
1320/0946	5/26/2005	WD	U	V	07	100
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: ENGLAND JAMES F JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] N40 L3 U3 W4 L1 D1 PTO=[YR=2005] W21BAS=[YR=2016] N15 FDG=[YR=2005] N21W21S21E21$W12S18E1 N1 U3 R3 E4 D3 R3 S1E1N3$ S3W1S3 E20N4 U2 R2 $ D2 L2 S4W20N4 U3 L3 W4 L3 D3 S28 FOP=[YR=2005] W8 S13 D8 R8 E19N7W15 U4 L4 N10$ S10 D4 R4 E28N2E8$ PTR=E15 FUS=[YR=2005] N21 FST=[YR=2005] N13 E12 S5 W5 S8 W7$E7 N8 E5 N5 E15 S13 E5 S25 W14 N8 W5 S4 D4 L4 W5 U4 L4 $ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0855	CONC PAVER	0	100	0	0	1,024.00	SF	7.00	7.00	100	2017	2017	3	96	6,881	
3	0825	BRICK	0	100	20	5	100.00	SF	12.50	12.50	100	2005	2005	3	96	1,200	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2017	2017	3	74	3,700	
5	1075	TRELLIS G	0	100	12	10	120.00	SF	35.00	35.00	100	2017	2017	3	81	3,402	
6	1075	TRELLIS G	0	100	10	4	40.00	SF	35.00	35.00	100	2017	2017	3	81	1,134	
7	0478	VF 6 SLAT	0	100	0	0	102.00	LF	15.00	15.00	100	2005	2005	3	64	979	
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	64	384	
9	0450	PREFAB FNC	0	100	18	6	108.00	LF	8.00	8.00	100	2005	2005	3	22	190	
10	0825	BRICK	0	100	0	0	78.00	SF	12.50	12.50	100	2006	2006	3	96	936	

TOTAL OB/XF 21,886

LAND DESCRIPTION

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	46.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	230,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 230,000 Market: 0 Agricultural: 0 Common: 230,000 PRINTED 07/30/2025 BY SYS