BLOCK 19 LOT 11
IN OR 1271/643
AMELIA PARK PHASE 2 UNIT 8

POWERS DEBORAH E
1728 HEATHER STREET
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-102P-0019-0110**

## BUILDING CHARACTERISTICS

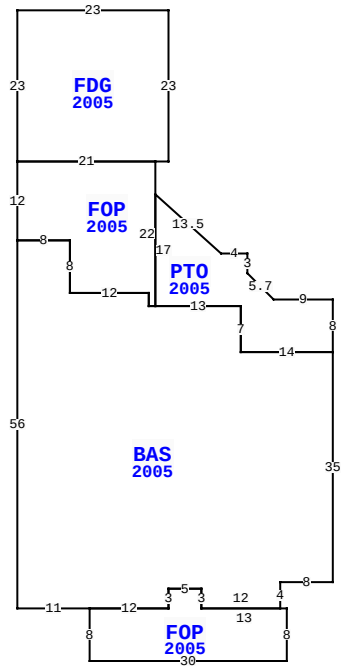
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 | 2,167 | 100 | 2005 | 2,167 | 436,081 |
| FDG | 529 | 60 | 2005 | 317 | 63,792 |
| FOP | 255 | 30 | 2005 | 76 | 15,294 |
| FOP | 358 | 30 | 2005 | 107 | 21,532 |
| PTO | 276 | 5 | 2005 | 14 | 2,817 |
| TOTALS | 3,585 | | | 2,681 | 539,517 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 2,681 | 139.9642 | 221.14 | 592,876 | 2005 | 2005 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SFR CUST – 100% - 2006 Heated Area: 2167 HX Base Yr 2006




1728 HEATHER ST, 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 | | 539,517 |
| TOTAL MARKET OB/XF VALUE | | 9,719 |
| TOTAL LAND VALUE - MARKET | | 275,000 |
| TOTAL MARKET VALUE | | 824,236 |
| SOH/AGL Deduction | | 465,898 |
| ASSESSED VALUE | | 358,338 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,722 |
| BASE TAXABLE VALUE | | 302,616 |
| TOTAL JUST VALUE | | 824,236 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 745,214 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20060031 | XFOB | 1,500 | 01/10/2006 |
| 20051564 | GAS | 1,000 | 04/12/2005 |
| 20051496 | NEW CONSTR | 2,000 | 04/01/2005 |
| 20051268 | H/AC | 6,000 | 02/17/2005 |
| 20041872 | NEW CONSTR | 174,000 | 10/15/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1271/0643 | 11/04/2004 | WD | Q | V | | 75,100 |
| GRANTOR: BRYLEN HOMES LTD | | | | | | |
| GRANTEE: POWERS JAMES E & DE | | | | | | |
| 1271/0641 | 11/04/2004 | WD | U | V | 19 | 65,000 |
| GRANTOR: AMELIA PARK DEVELOPME | | | | | | |
| GRANTEE: BRYLEN HOMES LTD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] N35 PTO=[YR=2005] N8 W9 U4 L4 N3 W4 U9 L10 S17 E13 S7 E14$ W14 N7 W13 FOP=[YR=2005] N22 FDG=[YR=2005] E2 N23 W23 S23 E21$W21 S12 E8 S8 E12 S2 E1$W1 N2 W12 N8 W8 S56 E11 FOP=[YR=2005] S8 E30 N8 W13 N3 W5 S3 W12$E12 N3 E5 S3 E12 N4 E8$.

## 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 | |
| 3 | 0825 | BRICK | 0 | 100 | 13 | 6 | 78.00 | SF | 12.50 | 12.50 | 100 | 2005 | 2005 | 3 | 96 | 936 | |
| 4 | 0830 | FLAGSTONE | 0 | 100 | 42 | 4 | 168.00 | SF | 12.00 | 12.00 | 100 | 2005 | 2005 | 3 | 84 | 1,693 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 240.00 | SF | 6.50 | 6.50 | 100 | 2005 | 2005 | 3 | 84 | 1,310 | |
| 6 | 0810 | CONCRETE A | 0 | 100 | 32 | 9 | 288.00 | SF | 6.50 | 6.50 | 100 | 2005 | 2005 | 3 | 84 | 1,572 | |
| 7 | 0820 | WOOD WALK | 0 | 100 | 30 | 4 | 120.00 | SF | 23.50 | 23.50 | 100 | 2005 | 2005 | 3 | 40 | 1,128 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,719

| 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 | 55.00 | FF | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 275,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS