

BLOCK 21 LOT 2
AMELIA PARK PHASE 2 UNIT 8
PB 6/391

MIKUS PATRICK J & JOSEPHINE L
1735 BURNHAM LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0021-0020



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	14	CARPET 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.	1. 100
Units		0 100

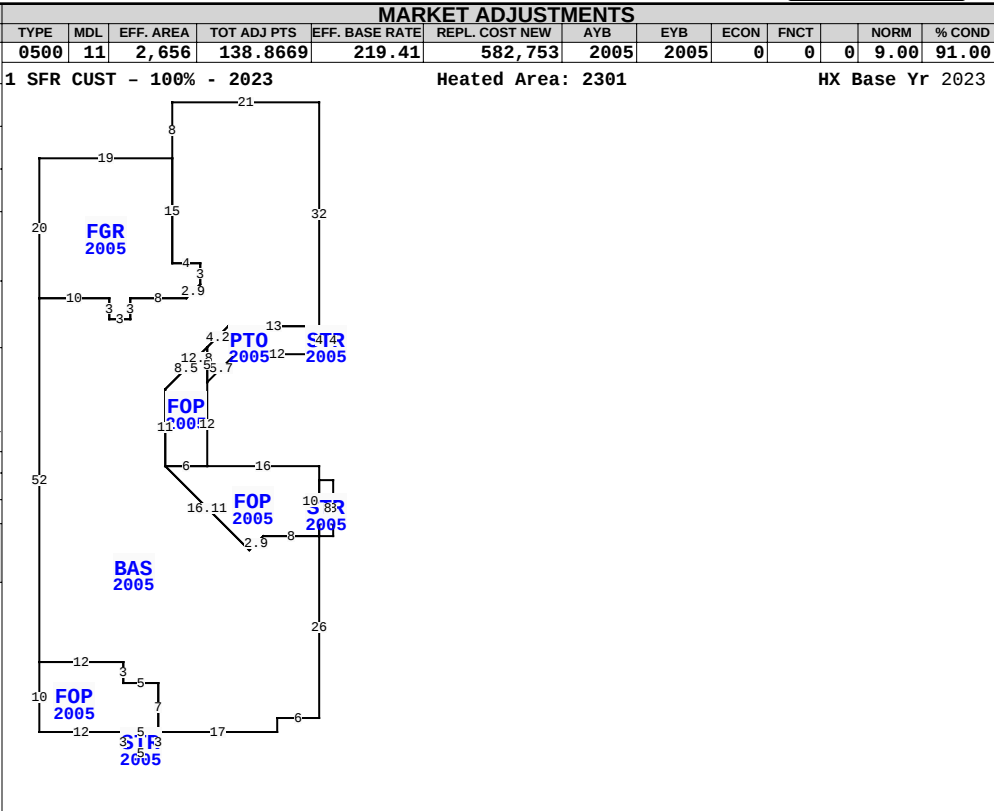
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,301	100	2005	2,301	459,424
FGR	407	55	2005	224	44,725
FOP	84	30	2005	25	4,991
FOP	155	30	2005	46	9,185
FOP	174	30	2005	52	10,382
PTO	68	5	2005	3	599
STR	8	10	2005	1	199
STR	15	10	2005	2	399
STR	16	10	2005	2	399

TOTALS	3,228			2,656	530,305
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	865.00	SF	6.50
3	0825	BRICK	0	100	10	22	220.00	SF	12.50
4	0476	VF 6 SBPL	0	100	0	0	46.00	LF	32.00
5	0855	CONC PAVER	0	100	0	0	248.00	SF	7.00
6	0910	SCRN RM L	0	100	0	0	316.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	R-2	0.00	0.00	55.00



1735 BURNHAM LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	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	0810	CONCRETE A	0	100	0	0	865.00	SF	6.50	6.50	100	2005	2005	3	84	4,723	
3	0825	BRICK	0	100	10	22	220.00	SF	12.50	12.50	100	2006	2006	3	96	2,640	
4	0476	VF 6 SBPL	0	100	0	0	46.00	LF	32.00	32.00	100	2005	2005	3	64	942	
5	0855	CONC PAVER	0	100	0	0	248.00	SF	7.00	7.00	100	2006	2006	3	86	1,493	
6	0910	SCRN RM L	0	100	0	0	316.00	SF	15.00	15.00	100	2012	2012	3	50	2,370	

TOTAL OB/XF													15,248		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
R-2	0.00	0.00	55.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	275,000				
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		530,305	
TOTAL MARKET OB/XF VALUE		15,248	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		820,553	
SOH/AGL Deduction		449,577	
ASSESSED VALUE		370,976	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		320,254	
TOTAL JUST VALUE		820,553	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		777,768	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120341	XFOB	10,000	03/01/2012
20051561	GAS	1,000	04/12/2005
20051203	H/AC	7,000	02/09/2005
20041871	NEW CONSTR	156,000	10/15/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2542/0935	2/28/2022	WD	Q	I	01	810,000	
GRANTOR:WIDERMAN JAMES L & EI							
GRANTEE:MIKUS PATRICK J & J							
1760/0399	10/11/2011	WD	Q	I	02	369,000	
GRANTOR:CARNEY JOHN P & THERE							
GRANTEE:WIDERMAN JAMES L &							

BUILDING NOTES									
BAS=[YR=2005] W21 S8 FGR=[YR=2005] W19 S20 E10 S3 E3 N3 E8 U2 R2 N3W4 N15S\$15E4S3 D2 L2 W8 S3 W3 N3 W10 S52 FOP=[YR=2005] S10 E12 STR=[YR=2005] S3E5N3W5\$ E5 N7 W5 N3 W12\$ E12 S3 E5 S7 E17 N2E6 N26 STR=[YR=2005] E2N8W2S8\$FOP=[YR=2005] N10 W16FOP=[YR=2005] N12PTO=[YR=2005] U4 R4 E12 STR=[YR=2005] E2N4W2S4\$ N4W13 L3 D3 S5\$ N5 L6 D6 S11E6\$W6 D12 R12 R2 U2 E8\$ W8 D2 L2 L12 U12 N11 U9 R9 E13N32\$.									