

BLOCK 22 LOT 3
AMELIA PARK PHASE 2 UNIT 8
PB 6/391

MEYER ANITA L & CRAIG W
1783 HEATHER ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0022-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 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		2 100
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	1,309	100
FGR	483	55
FOP	28	30
FSP	240	40
TOTALS	2,060	1,679

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,679	151.6380	239.59	402,272	2007	2010	0	0	0	6.50	93.50
1 SFR CUST - 100% - 2021												
Heated Area: 1309												
HX Base Yr 2021												
1783 HEATHER ST, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/08/2025 MLU												

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007
2	0810	CONCRETE A	0	100	9	5	45.00	SF	6.50	6.50	100	2007
3	0810	CONCRETE A	0	100	0	0	425.00	SF	6.50	6.50	100	2007

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2007	3	90	3,150	
2007	3	87	254	
2007	3	87	2,403	
TOTAL OB/XF 5,807				

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100		R-2	0.00	0.00	40.00	FF		1.00

% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	1.00	5,000.00	5,000.00	200,000							

NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												
PAGE 1 of 1 2												
VALUATION BY												
STANDARD												
Tax Group: 2												
Tax Dist:												
BUILDING MARKET VALUE												
376,124												
TOTAL MARKET OB/XF VALUE												
5,807												
TOTAL LAND VALUE - MARKET												
200,000												
TOTAL MARKET VALUE												
581,931												
SOH/AGL Deduction												
194,581												
ASSESSED VALUE												
387,350												
TOTAL EXEMPTION VALUE												
50,722												
BASE TAXABLE VALUE												
336,628												
TOTAL JUST VALUE												
581,931												
NCON VALUE												
0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												
524,864												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062737	OTHER	1,900	12/13/2006
20060905	GAS	895	04/27/2006
20060675	H/AC	4,205	04/01/2006
20060446	NEW CONSTR	2,000	03/06/2006
20060388	NEW CONSTR	6,875	02/23/2006
20053175	DEMOLITION	0	12/14/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2324/1879	12/12/2019	WD	Q	I	02	390,000
GRANTOR:AUSTIN FAMILY TRUST						
GRANTEE:MEYER ANITA L & CRA						
2267/1992	4/05/2019	WD	U	I	11	100
GRANTOR:AUSTIN MUFFIE CAROL						
GRANTEE:AUSTIN FAMILY TRUST						

BUILDING NOTES												
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BUILDING DIMENSIONS												
FGR=[YR=2007] W21S23 BAS=[YR=2007] S46 FSP=[YR=2007] S8E30N8W30\$E30N12E2N10 W2N17W9 FOP=[YR=2007] N7W4S7E4\$W4N7 W17\$E21N23\$.												