

BLOCK 23 LOT 11
PT OR 1721/1686
AMELIA PARK PHASE 2 UNIT 8

FOREMAN C MAURY & CARLA K
1786 HEATHER ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0023-0110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 90
Roof Cover	01	MINIMUM 10
Interior Wall	05	DRYWALL 100
Interior Floo	16	EPOXY STRP 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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

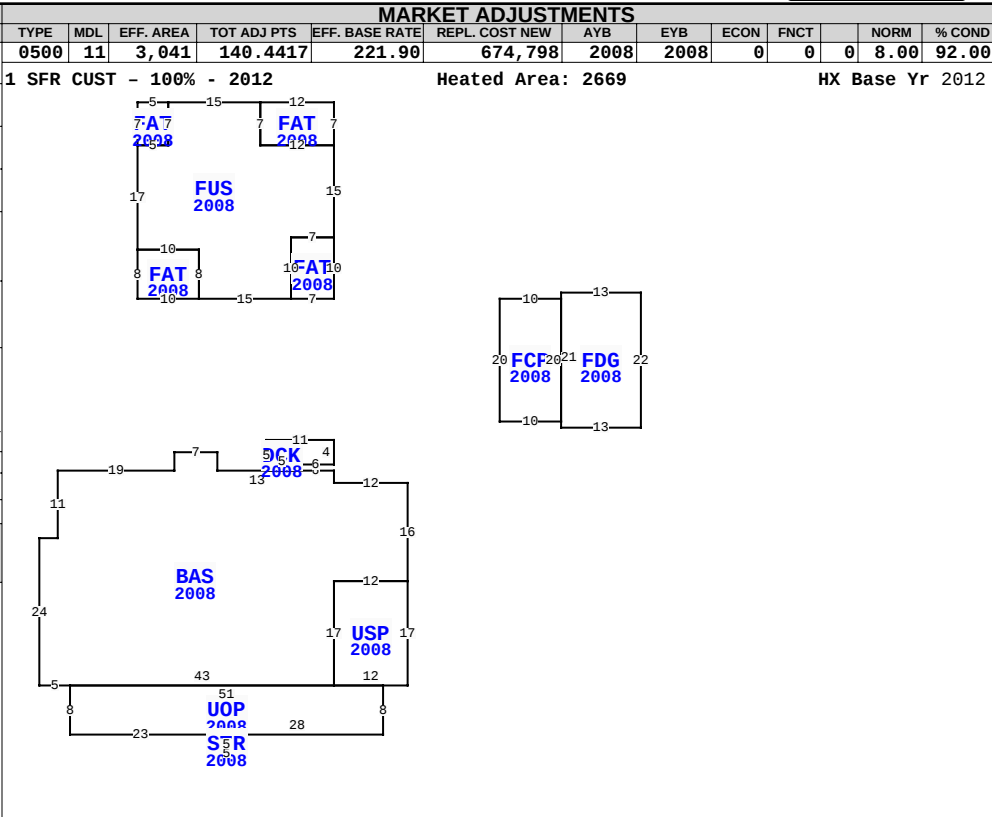
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2008	1,860	379,715
DCK	49	10	2008	5	1,021
FAT	35	20	2008	7	1,429
FAT	70	20	2008	14	2,858
FAT	80	20	2008	16	3,266
FAT	84	20	2008	17	3,470
FCP	200	25	2008	50	10,207
FDG	286	60	2008	172	35,114
FUS	755	100	2008	755	154,132
STR	15	10	2008	2	408
TOTALS	4,046			3,041	620,814

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185	
2	0825	BRICK	0	100	25	4	100.00	SF	12.50	12.50	100	2008	2008	3	97	1,213	
3	0810	CONCRETE A	0	100	10	25	250.00	SF	6.50	6.50	100	2008	2008	3	88	1,430	
4	0861	POOL GUNIT	0	100	20	12	240.00	SF	85.00	85.00	100	2011	2011	3	60	12,240	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2011	2011	3	45	1,800	
6	0845	KOOL DECK	0	100	0	0	473.00	SF	7.25	7.25	100	2011	2011	3	91	3,121	
7	0910	SCRN RM L	0	100	0	0	713.00	SF	15.00	15.00	100	2011	2011	3	45	4,813	
8	0855	CONC PAVER	0	100	8	3	24.00	SF	10.00	10.00	100	2011	2011	3	91	218	

LAND DESCRIPTION			TOTAL OB/XF 28,020														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0003	R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000



** This building has 12 Sub-Areas

1786 HEATHER ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/08/2025 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		620,814	
TOTAL MARKET OB/XF VALUE		28,020	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		898,834	
SOH/AGL Deduction		492,880	
ASSESSED VALUE		405,954	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		355,232	
TOTAL JUST VALUE		898,834	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		822,230	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111446	XFOB	7,050	08/23/2011
20111123	SWIM POOL	30,000	07/05/2011
20080578	OTHER	2,100	04/11/2008
20071942	GAS	495	10/12/2007
20071853	ELEC OTHER	6,500	10/02/2007
20070926	OTHER	6,500	05/23/2007

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD SALE PRICE
1721/1686	1/21/2011	WD Q I 02	508,700
GRANTOR: EMBRY JOEL E & MARY M			
GRANTEE: FOREMAN C MAURY & C			
1475/1634	2/01/2007	WD U V 07	100
GRANTOR: AMELIA PARK DEV LLP			
GRANTEE: EMBRY JOEL E & MARY			

BUILDING NOTES			
BAS=[YR=2008] W12N2W6DCK=[YR=2008] N1E6N4			
W11S5E5\$W13N3W7S3W19S11W3S24E5 UOP=[YR=2008] S8E23			
STR=[YR=2008] S3E5N3W5 \$ E28N8W51\$ E43 USP=[YR=2008] E12N17			
W12S17\$ N17E12N16\$ PTR=W12N30 FAT=[YR=2008] N10 FUS=[YR=2008]			
N15 FAT=[YR=2008] N7W12S7E12\$ W12N7W15 FAT=[YR=2008]			
W5S7E5N7\$ S7W5S17 FAT=[YR=2008] S8E10N8W10\$ E10S8E15 N10E7\$			
W7S10E7\$ S30E12\$ PTR= E15N10 FCP=[YR=2008] E10 FDG=[YR=2008]			
S1 E13N22W13S21\$ N20W10S20\$ S10 W15\$.			