

BLOCK 24 LOT 12
IN OR 2008/120
AMELIA PARK PHASE 2 UNIT 9

VANDER BIEZEN TERRY A & CHERYL
1646 NOLEN LN
FERNANDINA BEACH, FL 32034-2939

2025

00-00-31-102P-0024-0120



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 70			
Interior Floo	14	CARPET 30			
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	1,318	100	2007	1,318	282,563
FDG	400	60	2007	240	51,453
FOP	243	30	2007	73	15,650
FSP	182	40	2007	73	15,650
FUS	651	100	2007	651	139,567
STR	36	10	2007	4	857
TOTALS	2,830			2,359	505,741

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,359	147.4851	233.03	549,718	2007	2007	0	0	8.00	92.00

1 SFR CUST - 100% - 2016

Heated Area: 1969

HX Base Yr 2016

FDG
2007

BAS
2007

FSP
2007

FOP
2007

STR
2007

FUS
2007

BLD DATE		LGL DATE	
YE DATE		LAND DATE	05/08/2025
INC DATE		AG DATE	

EXTRA FEATURES										1646 NOLEN LN, FERNANDINA BEACH				INC DATE		AG DATE		08/08/2020		12/20/2019	
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	2007	2007	3	90	3,150					
2	0810	CONCRETE A	0	100	9	21	189.00	SF	6.50	6.50	100	2007	2007	3	87	1,069					
3	1242	WD DECK A	0	100	0	0	206.00	SF	10.00	10.00	100	2007	2007	3	27	556					
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