

LOT 5
IN OR 1666/546
AMELIA PARK COTTAGE BLOCK

HAFHEY GEORGE F & SHARON S
1640 NORTHPARK DR
FERNANDINA BEACH, FL 32034-0100

2025

00-00-31-102R-0005-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 2																				
Exterior Wall		10	ABOVE AVG 100		0500		11	3,384	129.6924	204.91	693,415	2010	2010	0	0	0	6.50	93.50	VALUATION SUMMARY																				
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2012										Heated Area: 2962										HX Base Yr 2012														
Roof Cover		03	COMP SHNGL 100												VALUATION BY										STANDARD														
Interior Wall		05	DRYWALL 100												Tax Group: 2										Tax Dist:														
Interior Floo		12	HARDWOOD 60												BUILDING MARKET VALUE										648,343														
Interior Floo		14	CARPET 40												TOTAL MARKET OB/XF VALUE										23,836														
Air Condition		03	CENTRAL 100												TOTAL LAND VALUE - MARKET										250,000														
Heating Type		04	AIR DUCTED 100												TOTAL MARKET VALUE										922,179														
Bedrooms			4 100												SOH/AGL Deduction										507,812														
Bathrooms			2.5 100												ASSESSED VALUE										414,367														
Frame		02	WOOD FRAME 100												TOTAL EXEMPTION VALUE										HX HB 50,722														
Stories		1.5	1.5 100												BASE TAXABLE VALUE										363,645														
Units		00	0 100		TOTAL JUST VALUE										922,179																								
Occupancy		00	NONE 100		NCON VALUE										0																								
					INCOME VALUE																																		
					PREVIOUS YEAR MKT VALUE										843,574																								
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	1,858	100	2010	1,858	355,976																																		
FGR	529	55	2010	291	55,753																																		
FOP	88	30	2010	26	4,982																																		
FOP	96	30	2010	29	5,556																																		
FOP	96	30	2010	29	5,556																																		
FOP	152	30	2010	46	8,813																																		
FUS	1,104	100	2010	1,104	211,517																																		
STR	14	10	2010	1	192																																		
TOTALS		3,937			3,384	648,343																																	
EXTRA FEATURES					1640 NORTH PARK DR, 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	2010	2010	3	93	3,255																								
2	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2010	2010	3	40	400																								
3	0861	POOL GUNIT	0 100	20	10	200.00	SF	85.00	85.00	100	2010	2010	3	56	9,520																								
4	0855	CONC PAVER	0 100	0	0	465.00	SF	10.00	10.00	100	2010	2010	3	90	4,185																								
5	0825	BRICK	0 100	19	7	133.00	SF	10.50	10.50	100	2010	2010	3	97	1,355																								
6	0810	CONCRETE A	0 100	21	15	315.00	SF	6.50	6.50	100	2010	2010	3	90	1,843																								
7	0810	CONCRETE A	0 100	10	19	190.00	SF	6.50	6.50	100	2010	2010	3	90	1,112																								
8	0476	VF 6 SBPL	0 100	0	0	64.00	LF	32.00	32.00	100	2010	2010	3	76	1,556																								
9	0470	VNYL GATE	0 100	0	0	2.00	UT	252.00	252.00	100	2010	2010	3	76	383																								
10	0475	VF 4 SBPL	0 100	0	0	20.00	LF	14.00	14.00	100	2012	2012	3	81	227																								
LAND DESCRIPTION										TOTAL OB/XF										23,836																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0003	R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000																						