

LOT 6
IN OR 1632/208
AMELIA PARK COTTAGE BLOCK

MUNSON KATHLEEN M
1630 NORTHPARK DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-102R-0006-0000



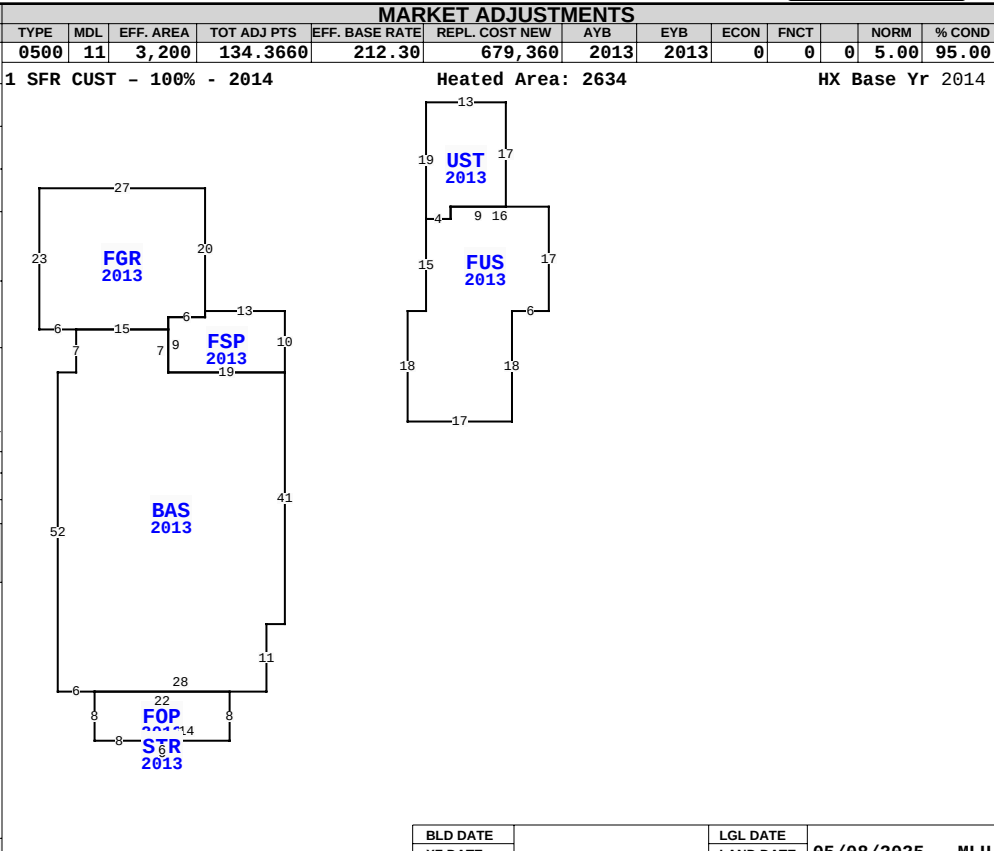
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,996	100	2013	1,996	402,563
FGR	609	55	2013	335	67,565
FOP	176	30	2013	53	10,689
FSP	184	40	2013	74	14,925
FUS	638	100	2013	638	128,675
STR	12	10	2013	1	201
UST	229	45	2013	103	20,774
TOTALS	3,844			3,200	645,392

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0500	FP-PRE FAB	0	100	0	0			
2	0810	CONCRETE A	0	100	0	0			
3	0810	CONCRETE A	0	100	3	3			
4	0810	CONCRETE A	0	100	3	3			
5	0855	CONC PAVER	0	100	0	0			
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LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	000



1630 NORTHPARK DR, FERNANDINA BEACH										BLD DATE		LGL DATE		05/08/2025	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		645,392	
TOTAL MARKET OB/XF VALUE		5,952	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		901,344	
SOH/AGL Deduction		435,178	
ASSESSED VALUE		466,166	
TOTAL EXEMPTION VALUE		HX HB VX WX	60,722
BASE TAXABLE VALUE		405,444	
TOTAL JUST VALUE		901,344	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		821,953	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121079	NEW CONSTR	314,000	05/25/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1632/0208	7/27/2009	WD	Q	V	01	65,000	
GRANTOR: DRACE CHARLES L & DEB							
GRANTEE: MUNSON WAYNE T & KA							
1450/0784	10/06/2006	WD	Q	V		120,000	
GRANTOR: AMELIA PARK DEVELOPME							
GRANTEE: DRACE CHARLES L & D							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2013] W13 FGR=[YR=2013] N20 W27 S23 E6 BAS=[YR=2013] S7 W3 S52 E6 FOP=[YR=2013] S8 E8 STR=[YR=2013] S2 E6 N2 W6\$ E14 N8 W22\$ E28 N11 E3 N41 W19 N7 W15\$ E15 N2 E6 N1\$ S1 W6 S9 E19 N10\$ PTR=E20 FUS=[YR=2013] E3 N15 UST=[YR=2013] N19 E13 S17 W9 S2 W4\$ E4 N2 E16 S17 W6 S18 W17 N18 \$ W20\$.									