UNIT 1430
IN OR 2151/822
PARK & 14TH CONDO OR 1421/1973

PARK AVENUE HOLDING AMELIA LLC
1417 SALDER ROAD #274
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-102U-1430-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 1 100 |
| Location | EXTERIOR | EXTERIOR 100 |
| Desirability | PARK AV | PARK AV 100 |
| Parking | OPEN | OPEN 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0417 | CONDO OFFICE |

MAP NUM | MKT AREA 01

NEIGHBORHOOD/LOC 1096.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | 4,566 | | | 4,566 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1028200 | | 4,566 | | | | 2006 | 2006 | 100 | 100 | 0 | | |

1 CONDO – 0% - 0 HX Base Yr

1430 PARK AV, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 716,862 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 716,862 |
| SOH/AGL Deduction | 54,432 |
| ASSESSED VALUE | 662,430 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 662,430 |
| TOTAL JUST VALUE | 716,862 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 683,074 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20173498 | INTERIOR BUILD OU | 105,000 | 11/08/2017 |
| 20142283 | INTERIOR STAIRS | 5,000 | 11/17/2014 |
| 20122270 | NEW CONSTR | 950 | 11/06/2012 |
| 20122264 | H/AC | 1,200 | 11/05/2012 |
| 20101144 | REMODEL | 8,000 | 07/14/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2293/1440 | 5/21/2019 | QC | U | I | 11 | 100 |
| GRANTOR: PARK & 14TH | | | | | | |
| GRANTEE: BUCHANAN LAND COMPA | | | | | | |
| 2151/0822 | 10/10/2017 | WD | Q | I | 01 | 522,500 |
| GRANTOR: AMELIA ISLAND DEVELOP | | | | | | |
| GRANTEE: PARK AVENUE HOLDING | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS