UNIT 111
AMELIA PARK COURTYARD
OR 1378/1726

BLAKE BRIAN S & SUZANNE MARY
1840 PERIMETER PARK RD #111
FERNANDINA BEACH, FL 32034

2025

00-00-31-102V-0111-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		2 100	1028300
Location	INTERIOR	INTERIOR 100	
View Lump Sum	STREET	STREET 100	
Desirability	UPPER FLAT	UPPER FLAT 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	ATT GARAGE	ATT GARAGE 100	
Bedrooms		3 100	
Bathrooms		2 100	
Oth Rooms		3 100	
Quality	03	Quality Level 03	
DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,883			1,883	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		1,883				2005	2005	100	100	0		

1 CONDO – 100% - 2022 HX Base Yr 2022

1840 PERIMETER PARK RD, 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		428,240
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		428,240
SOH/AGL Deduction		182,515
ASSESSED VALUE		245,725
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		195,003
TOTAL JUST VALUE		428,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2020313	REROOF	78,676	09/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2511/1475	11/04/2021	SW	Q	I	01	465,000
GRANTOR: MIDLAND TRUST CO FBO						
GRANTEE: BLAKE BRIAN SAMUEL						
2446/0073	3/24/2021	WD	Q	I	01	385,200
GRANTOR: KVAM MARTIN JOSEPH &						
GRANTEE: MIDLAND TRUST COMPA						

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