NORTH UNIT
1560 AND 1562 PARK LANE CONDO
OR 1670/1063

MOORE KAREN/HEIPLE LAUREN
1560 PARK LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-103P-000N-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
View Lum QUADRY	COURTYARD	COURTYARD 100
Balcony	FOP	FOP 100
Parking	STREET	STREET 100
Quality	05	Quality Level 05
DOR CODE	0417	CONDO OFFICE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1109.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	2,115			2,115	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0146100		2,115				2007	2007	100	100	0		

1 CONDO – 100% - 2024 HX Base Yr 2024

1560 PARK LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
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		552,015
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		552,015
SOH/AGL Deduction		208,036
ASSESSED VALUE		343,979
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		293,257
TOTAL JUST VALUE		552,015
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		526,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100940	FIRE SPRNK	960	06/07/2010
20100878	ELEC OTHER	2,000	05/27/2010
20100841	OTHER	1,875	05/20/2010
20100787	REMODEL	15,000	05/11/2010
20100712	REPAIR/RRF	400	05/04/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2678/1096	11/07/2023	SW	Q	I	01	550,000
GRANTOR: HUM PROVIDER HOLDINGS						
GRANTEE: MOORE KAREN						
2440/0536	3/04/2021	SW	Q	I	01	550,000
GRANTOR: CU GIL A & ANGELA FAM						
GRANTEE: HUM PROVIDER HOLDIN						

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