SOUTH UNIT
IN OR 1895/1765
1560 AND 1562 PARK LANE CONDO

MOORE KAREN
1560 PARK LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-103P-000S-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
View Lump SUM	STREET	STREET 100
Balcony	FOP	FOP 100
Parking	GARAGE	GARAGE 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	1,190			1,190	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0146100		1,190				2007	2007	100	100	0		

1 CONDO – 0% - 2024 HX Base Yr

1562 PARK LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	359,380
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	359,380
SOH/AGL Deduction	0
ASSESSED VALUE	359,380
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	359,380
TOTAL JUST VALUE	359,380
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	342,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151904	REMODEL	37,645	08/18/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1895/1765	12/26/2013	WD	U	I	37	83,500
GRANTOR: CONRAD LAUREN CATHERI						
GRANTEE: MOORE KAREN						
1672/0798	3/31/2010	WD	U	I	12	165,000
GRANTOR: FIRST NATIONAL BANK O						
GRANTEE: CONRAD LAUREN CATHE						

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