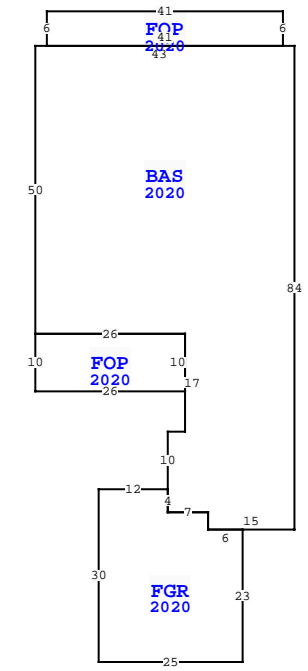


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	11	3,452	154.3668	243.90	841,943	2020	2020	0	0	1.50	98.50		
1 SFR CUST - 100% - 2021				Heated Area: 2926				HX Base Yr 2021					



Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1031.100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,926	100	2020	2,926	702,946
FGR	680	55	2020	374	89,851
FOP	246	30	2020	74	17,778
FOP	260	30	2020	78	18,739
TOTALS	4,112			3,452	829,314

1425 PARK AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024
INC DATE		AG DATE	MLU

EXTRA FEATURES																	
L N	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
1	0811	CONCRETE B	0	100	0	0	2,050.00	SF	5.20	5.20	100	2020	2020	3	98	10,447	
2	0476	VF 6 SBPL	0	100	0	0	300.00	LF	32.00	32.00	100	2020	2020	3	95	9,120	
3	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2020	2020	3	95	855	

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			829,314	
TOTAL MARKET OB/XF VALUE			20,422	
TOTAL LAND VALUE - MARKET			220,500	
TOTAL MARKET VALUE			1,070,236	
SOH/AGL Deduction			570,774	
ASSESSED VALUE			499,462	
TOTAL EXEMPTION VALUE	HX HB		50,722	
BASE TAXABLE VALUE			448,740	
TOTAL JUST VALUE			1,070,236	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			953,883	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190343	CO ISSUED	0	12/18/2020
20190343	NEW CONSTR	0	06/14/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2620/0012	2/01/2023	WD	U	I	11	100
GRANTOR: BATCHELOR JOHN & SUZA						
GRANTEE: BATCHELOR FAMILY TR						
2192/0910	4/24/2018	SW	Q	V	02	130,000
GRANTOR: AMELIA PARK TND LLC						
GRANTEE: BATCHELOR JOHN & SU						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2020] W2 FOP=[YR=2020] N6 W41 S6 E41 \$ W43 S50 FOP=[YR=2020] S10 E26 N10 W26 \$ E26 S17 W3 S10 FGR=[YR=2020] W12 S30 E25 N23 W6 N3 W7 N4 \$ S4 E7 S3 E15 N84 \$.

LAND DESCRIPTION																	TOTAL OB/XF										20,422									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV												
1	000100	C	RES	100		C-1	0.00	0.00	70.00	FF		1.00	1.00	0.90	3,500.00	3,150.00	220,500																			