LOT W1/2 OF 123 & 124
FOREST HILLS 2 PB 2/77

SHAVE THOMAS J IV
1801 PARK WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-128B-0123-0020

BUILDING CHARACTERISTICS

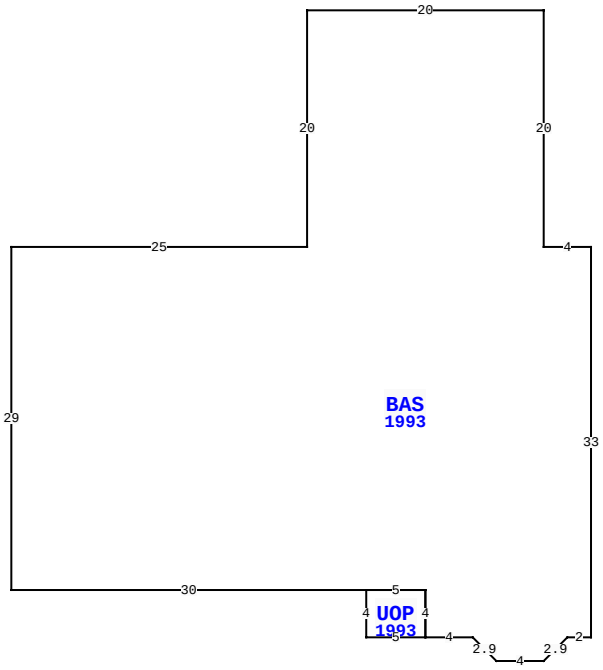
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,889	100	1993	1,889	169,291
UOP	20	20	1993	4	359
TOTALS	1,909			1,893	169,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,893	126.6699	126.67	239,786	1962	1980	0	0	0	29.25	70.75

1 SINGLE FAM – 100% - 2025 Heated Area: 1889 HX Base Yr 2025



1801 PARK WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		169,649
TOTAL MARKET OB/XF VALUE		6,048
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		400,697
SOH/AGL Deduction		0
ASSESSED VALUE		400,697
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		349,975
TOTAL JUST VALUE		400,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120606	RE-ROOF	4,000	04/10/2012
20090393	OTHER	2,500	03/30/2009
20080134	H/AC	0	01/30/2008
20051766	REPAIR/RRF	15,000	05/10/2005
B959370	REPAIR/RRF	1,950	11/17/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2717/141	6/06/2024	WD	U	I	11	100
GRANTOR: SHAVE JOYCE B						
GRANTEE: SHAVE JOYCE B						
2717/139	6/06/2024	TD	U	I	11	100
GRANTOR: SHAVE JOYCE B TRUST						
GRANTEE: SHAVE JOYCE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 N20 W20 S20 W25 S29 E30 UOP=[YR=1993] S4 E5 N4W5$ E5 S4 E4 D2 R2 E4 U2 R2 E2 N33$.

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
1	0511	GARAGE CB-	0	100	22	31	682.00	SF	40.00	40.00	100	1962	1962	3	20	5,456	
2	0810	CONCRETE A	0	100	0	0	455.00	SF	6.50	6.50	100	1962	1962	3	20	592	

LAND DESCRIPTION

TOTAL OB/XF 6,048

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
1	000100	C	RES	100	0006	R-1	89.00	150.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 08/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS