BLOCK 2 LOT 2
AMELIA PARK TOWN CENTER BLOCKS
2 & 3 PBK 8/315

**METZLER MARK H & MARSHA G JOINT TRUST/METZLER MARK**
1806 PERIMETER PARK RD
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-128P-0002-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

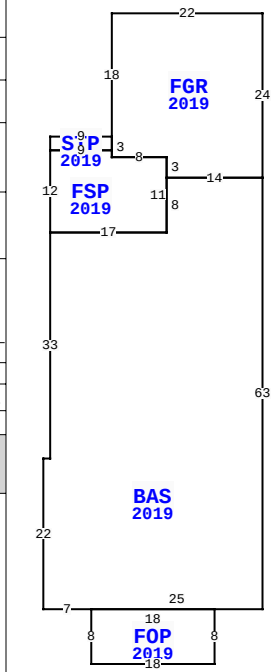
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 12 | HARDWOOD 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1031.200 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,839 | 100 | 2019 | 1,839 | 474,525 |
| FGR | 504 | 55 | 2019 | 277 | 71,475 |
| FOP | 144 | 30 | 2019 | 43 | 11,096 |
| FSP | 196 | 40 | 2019 | 78 | 20,126 |
| STP | 18 | 10 | 2019 | 2 | 516 |
| TOTALS | 2,701 | | | 2,239 | 577,738 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 2,239 | 166.6451 | 263.30 | 589,529 | 2019 | 2019 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SFR CUST – 100% - 2023 Heated Area: 1839 HX Base Yr 2023




1806 W PERIMETER PARK RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/21/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 577,738 |
| TOTAL MARKET OB/XF VALUE | | 4,317 |
| TOTAL LAND VALUE - MARKET | | 196,000 |
| TOTAL MARKET VALUE | | 778,055 |
| SOH/AGL Deduction | | 182,349 |
| ASSESSED VALUE | | 595,706 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 544,984 |
| TOTAL JUST VALUE | | 778,055 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 696,910 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20184297 | NEW CONSTR | 253,022 | 12/26/2018 |
| 20184297 | NEW CONSTR | 253,022 | 12/26/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2569/0285 | 6/08/2022 | WD | U | I | 11 | 100 |
| GRANTOR: PASIEKA DIANE I | | | | | | |
| GRANTEE: PASIEKA DIANE I FAM | | | | | | |
| 2568/1868 | 6/08/2022 | TD | U | I | 11 | 100 |
| GRANTOR: PASIEKA JOHN F FAMILY | | | | | | |
| GRANTEE: PASIEKA DIANE ISABE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2019] W22 S18 STP=[YR=2019] W9 S2 FSP=[YR=2019] S12 BAS=[YR=2019] S33 W1 S22 E7 FOP=[YR=2019] S8 E18 N8 W18$ E25 N63 W14 S8 W17$ E17 N11 W8 N1 W9$ E9 N2$ S3 E8 S3 E14 N24$.

## 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 391.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 97 | 3,793 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 54.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 97 | 524 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,317

| 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 | | R-2 | 0.00 | 0.00 | 49.00 | FF | | 1.00 | 1.00 | 1.00 | 4,000.00 | 4,000.00 | 196,000 | | | | | | | |

REVIEW DATE 07/10/2019 BY DJ Total Acres: 0.00 Total Land Value: 196,000 Market: 0 Agricultural: 0 Common: 196,000 PRINTED 07/30/2025 BY SYS