BLOCK 1 LOT 4
IN OR 2016/716
OAK LAWN PARK #1 PB2/52

PARKIN TRICIA A
1602 ASH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-150A-0001-0040

BUILDING CHARACTERISTICS

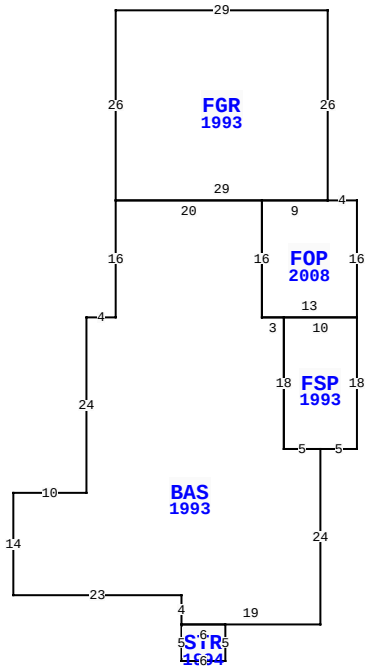
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,662	100	1993	1,662	199,110
FGR	754	55	1993	415	49,718
FOP	208	30	2008	62	7,428
FSP	180	40	1993	72	8,626
STR	30	10	1994	3	359
TOTALS	2,834			2,214	265,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,214	105.8400	139.71	309,318	1939	1995	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2016 Heated Area: 1662 HX Base Yr 2016



1602 ASH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
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		265,240
TOTAL MARKET OB/XF VALUE		2,778
TOTAL LAND VALUE - MARKET		191,100
TOTAL MARKET VALUE		459,118
SOH/AGL Deduction		278,410
ASSESSED VALUE		180,708
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		129,986
TOTAL JUST VALUE		459,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060671	DEMOLITION	0	04/01/2006
20051259	REMODEL	1,000	02/16/2005
20041785	REPAIR/RRF	0	10/05/2004
5831B	REPAIR/RRF	2,000	03/01/1990
3142B	GARAGE	5,500	01/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2016/0716	11/30/2015	WD	U	I	37	145,000
GRANTOR: HARRELL PATRICIA G ET						
GRANTEE: PARKIN TRICIA A						
1989/0490	7/06/2015	FJ	U	I	11	0
GRANTOR: SCARBORO MARY ELIZABE						
GRANTEE: SCARBORO JOHN P JR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W4 FGR=[YR=1993] N26 W29 S26 BAS=[YR=1993] S16 W4 S24 W10 S14 E23 S4STR=[YR=1994] S5E6N5W6$ E19 N24 FSP=[YR=1993] E5N18 W10S18 E5$ W5 N18 W3 N16 W20$ E29$ W9 S16 E13 N16$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	21	735	
2	0810	CONCRETE A	0	100	0	0	832.00	SF	6.50	6.50	100	1980	1980	3	30	1,622	
3	0810	CONCRETE A	0	100	26	4	104.00	SF	6.50	6.50	100	1970	1970	3	20	135	
4	0810	CONCRETE A	0	100	0	0	220.00	SF	6.50	6.50	100	1970	1970	3	20	286	

LAND DESCRIPTION

TOTAL OB/XF 2,778

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-1	69.00	150.00	68.25	FF		1.00	1.00	1.00	2,800.00	2,800.00	191,100							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 191,100 Market: 0 Agricultural: 0 Common: 191,100 PRINTED 07/30/2025 BY SYS