BLOCK 2 LOT 7
IN OR 2043/1482
AMELIA PARK PHASE 1 UNIT 1

KEEFE JOHN R & LISA D
1714 PARK AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0002-0070

BUILDING CHARACTERISTICS

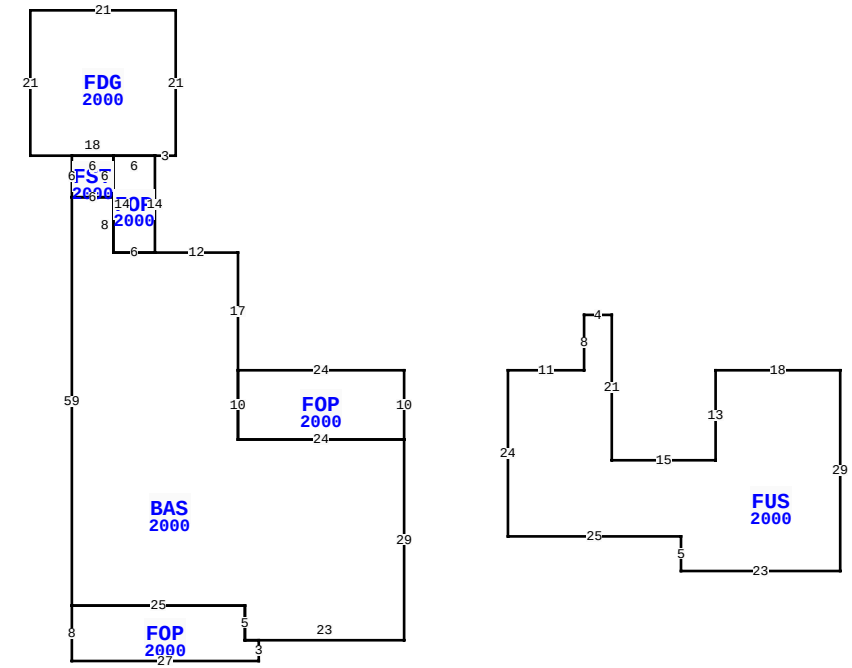
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,963	100	2000	1,963	354,661
FDG	441	60	2000	265	47,878
FOP	84	30	2000	25	4,517
FOP	206	30	2000	62	11,202
FOP	240	30	2000	72	13,008
FST	36	55	2000	20	3,613
FUS	1,104	100	2000	1,104	199,463
TOTALS	4,074			3,511	634,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,511	123.6825	205.31	720,843	2000	2000	0	0	0	12.00	88.00

1 SFR CUST 100% - 2017 Heated Area: 3067 HX Base Yr 2017



1714 PARK AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		634,342
TOTAL MARKET OB/XF VALUE		51,128
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		935,470
SOH/AGL Deduction		605,818
ASSESSED VALUE		329,652
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		278,241
TOTAL JUST VALUE		935,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		949,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100785	GAS	1,250	05/11/2010
991074	NEW CONSTR	195,886	10/05/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2043/1482	4/27/2016	WD	Q	I	01	580,000
GRANTOR: GRANT WILLIAM C & LYN						
GRANTEE: KEEFE JOHN R & LISA						
0892/1453	7/26/1999	WD	Q	V		47,900
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: GRANT WILLIAM C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2000] W24 BAS=[YR=2000] N17 W12 FOP=[YR=2000] N14 FDG=[YR=2000] E3 N21 W21 S21 E18 $ W6 FST=[YR=2000] W6 S6 E6 N6 $ S14 E6 $ W6 N8 W6 S59 FOP=[YR=2000] S8 E27 N3 W2 N5 W25 $ E25 S5 E23 N29 W24 N10 $ S10 E24 N10 $ PTR= E15 FUS=[YR=2000] E11 N8 E4 S21 E15 N13 E18 S29 W23 N5 W25 N24 $ W15 $.

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	0819	CONC 12"	0	100	3	6	18.00	SF	9.50	9.50	100	2000	2000	3	75	128	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2000	2000	05	85	51,000	

LAND DESCRIPTION

TOTAL OB/XF 51,128

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS