

BLOCK 3 LOT 1 IN OR 1396/1280
(EX ESMT IN OR 1929/1703)
AMELIA PARK PHASE 1 UNIT 1

HAYNES PATRICIA W
1809 PARK AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0003-0010

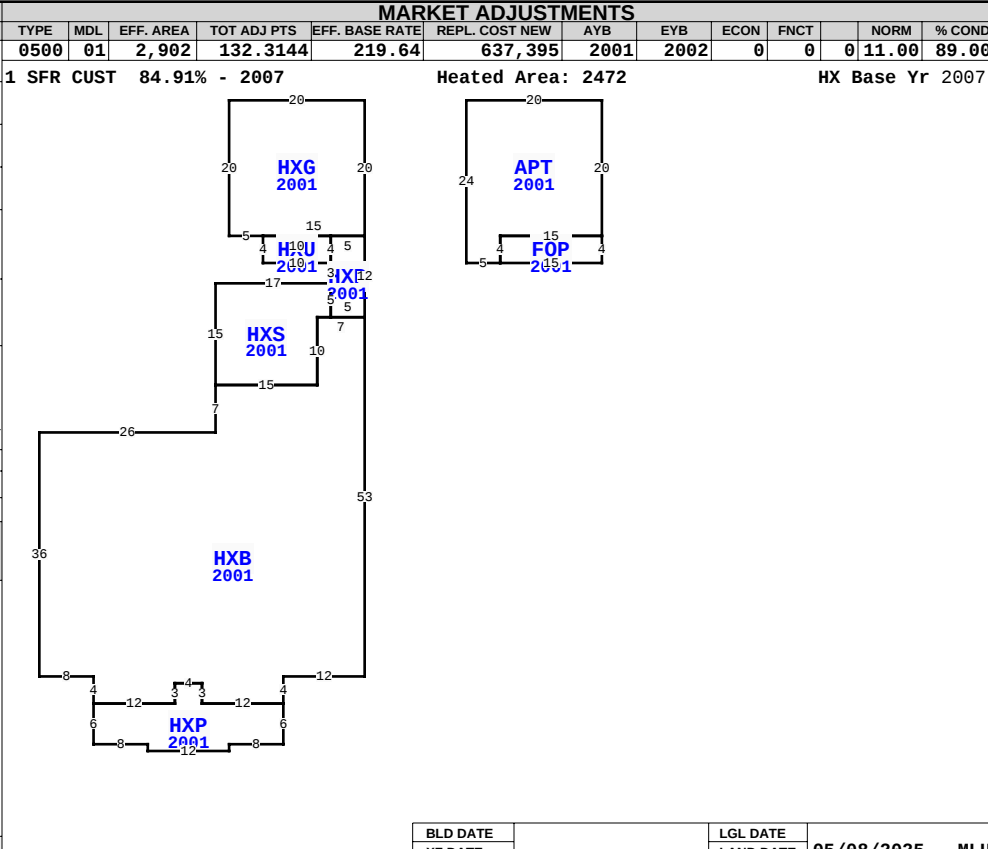


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	04	CONTEMP 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
APT	420	100	2001	420	82,102
FOP	60	30	2001	18	3,519
HXB	2,052	100	2001	2,052	401,124
HXG	400	55	2001	220	43,006
HXP	60	30	2001	18	3,519
HXS	192	30	2001	58	11,338
HXS	235	40	2001	94	18,375
HXU	40	55	2001	22	4,300
TOTALS	3,459			2,902	567,282

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00
8	0860	POOL/SPA	0	100	0	1.00	UT	60,000.00	60,000.00
10	0910	SCRN RM L	0	100	30	780.00	SF	15.00	15.00



1809 PARK AV, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	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		567,282	
TOTAL MARKET OB/XF VALUE		56,245	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		923,527	
SOH/AGL Deduction		464,214	
ASSESSED VALUE		459,313	
TOTAL EXEMPTION VALUE		HX HB DX	56,411
BASE TAXABLE VALUE		402,902	
TOTAL JUST VALUE		923,527	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		920,043	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100780	H/AC	5,000	05/11/2010
20041291	REMODEL	13,000	07/15/2004
2003774	SWIM POOL	14,100	08/21/2000
2003497	NEW CONSTR	131,000	07/17/2000
2003498	NEW CONSTR	28,000	07/17/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1396/1280	3/16/2006	WD	Q	I	
GRANTOR: EMERSON PATRICIA A TR					SALE PRICE 632,000
GRANTEE: HAYNES PATRICIA W					
1271/1597	11/05/2004	WD	Q	I	01
GRANTOR: EMERSON PATRICIA ANN					
GRANTEE: EMERSON PATRICIA A					

BUILDING NOTES									
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BUILDING DIMENSIONS									
HXG=[YR=2001] W20 S20 E5 HXU=[YR=2001] S4 E10 HXP=[YR=2001] S3 HXS=[YR=2001] W17 S15 HXB=[YR=2001] S7 W26 S36 E8 S4 HXP=[YR=2001] S6 E8 S1 E12 N1 E8 N6 W12 N3 W4 S3 W12 \$ E12 N3 E4 S3 E12 N4 E12 N53 W7 S10W15 \$E15 N10 E2 N5 \$ S5E5 N12 W5 S4 \$ N4 W10 \$ E15 N20 \$ PTR= E15 APT=[YR=2001] E20 S20 FOP=[YR=2001] S4 W15 N4 E15 \$ W15 S4 W5 N24 \$ W15 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-2	0.00	0.00	60.00
TOTAL OB/XF 56,245									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
FF		1.00	1.00	1.00	5,000.00	5,000.00	300,000		