BLOCK 4 LOT 2
AMELIA PARK PHASE 1 UNIT 1
PB 6/114-115

TUTTLE YUKI
3205 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0004-0020

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	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

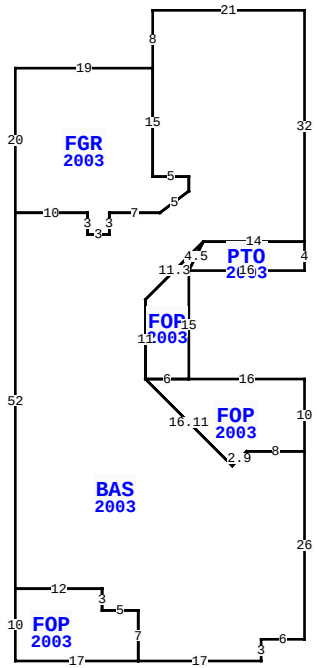
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,307	100	2003	2,307	431,370
FGR	408	55	2003	224	41,884
FOP	86	30	2003	26	4,862
FOP	155	30	2003	46	8,601
FOP	174	30	2003	52	9,723
PTO	60	5	2003	3	561
TOTALS	3,190			2,658	497,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,658	125.8560	208.92	555,309	2003	2003	0	0	0	10.50	89.50

1 SFR CUST 0% - 2026 Heated Area: 2307 HX Base Yr



1707 PARK AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	497,002
TOTAL MARKET OB/XF VALUE	912
TOTAL LAND VALUE - MARKET	325,000
TOTAL MARKET VALUE	822,914
SOH/AGL Deduction	0
ASSESSED VALUE	822,914
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	822,914
TOTAL JUST VALUE	822,914
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	891,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20030000	XFOB	3,000	09/03/2003
20032438	NEW CONSTR	180,000	01/30/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2833/766	12/04/2025	WD	Q	I	01	880,000
GRANTOR: THOMAS JANETT M LIVIN						
GRANTEE: TUTTLE YUKI						
2741/416	10/01/2024	QC	U	I	11	100
GRANTOR: THOMAS JANETT						
GRANTEE: THOMAS JANETT MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W21 S8 FGR=[YR=2003] W19 S20 E10 S3 E3 N3 E7 U3 R4 N2W5 N15$ S15E5S2 L4 D3 W7 S3 W3 N3 W10 S52 FOP=[YR=2003] S10 E17 N7 W5 N3 W12$ E12 S3 E5 S7 E17 N3 E6 N26 FOP=[YR=2003] N10 W16 FOP=[YR=2003] N15 PTO=[YR=2003] E16N4W14 L2 D4 $ R2 U4 L8 D8 S11E6$ W6 D12 R12 U2 R2 E8$ W8 D2 L2 L12 U12 N11 U8 R8 E14N32$.

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
5	0910	SCRN RM L	0	0	16	19	304.00	SF	15.00	15.00	100	2003	2003	3	20	912	

LAND DESCRIPTION

TOTAL OB/XF 912

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	0		R-2	0.00	0.00	65.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	325,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS