BLOCK 5 LOT 1A
AMELIA PARK PHASE 1 UNIT 1
PB 6/114-115

TOLG JOHN DAVID
1625 PARK AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0005-01A0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

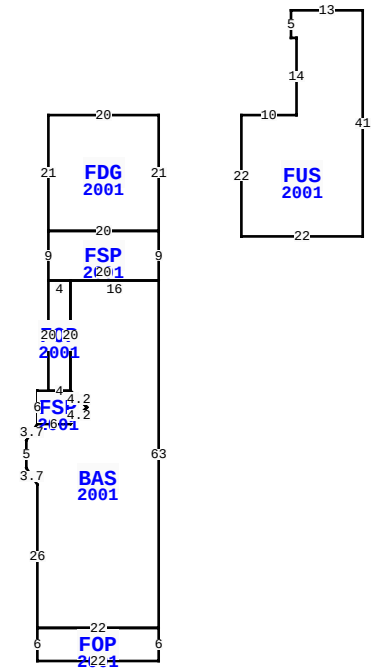
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	03	Quality Level 03
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	1,237	100	2001	1,237	216,895
FDG	420	60	2001	252	44,186
FOP	80	30	2001	24	4,208
FOP	132	30	2001	40	7,014
FSP	45	40	2001	18	3,157
FSP	180	40	2001	72	12,624
FUS	717	100	2001	717	125,719
TOTALS	2,811			2,360	413,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,360	189.7574	199.25	470,230	2001	2001	0	0	0	12.00	88.00

1 TOWNHOUSE 100% - 2025 Heated Area: 1954 HX Base Yr



1625 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		413,802
TOTAL MARKET OB/XF VALUE		4,199
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		528,001
SOH/AGL Deduction		0
ASSESSED VALUE		528,001
TOTAL EXEMPTION VALUE	13	528,001
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		528,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		567,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003651	NEW CONSTR	121,000	08/08/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2865/585	10/03/2025	QC	U	I	11	100
GRANTOR: TOLG JOHN DAVID						
GRANTEE: TOLG JOHN DAVID						
1492/0960	4/13/2007	WD	Q	I		395,000
GRANTOR: BRADDOCK JESSICA						
GRANTEE: TOLG JOHN D & NIAMH						

BUILDING NOTES

BUILDING DIMENSIONS

FDG=[YR=2001] W20 S21 FSP=[YR=2001] S9 FOP=[YR=2001] S20
FSP=[YR=2001] W2 S6 BAS=[YR=2001] D3 L2 S5 R2 D3 S26
FOP=[YR=2001] S6 E22 N6 W22 $ E22 N63 W16 S20 R3 D3 D3 L3
W6 $ E6 U3 R3 U3 L3 W4$ E4 N20 W4 $ E20 N9 W20 $ E20 N21 $
PTR= E15 FUS=[YR=2001] E10 N14 W1 N5 E13 S41W22 N22 $ W15 $
.

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	2001	2001	3	83	2,905	
4	0819	CONC 12"	0	100	3	11	33.00	SF	9.50	9.50	100	2001	2001	3	77	241	
5	0819	CONC 12"	0	100	36	4	144.00	SF	9.50	9.50	100	2001	2001	3	77	1,053	

LAND DESCRIPTION

TOTAL OB/XF 4,199

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	22.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	110,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 07/09/2026 BY SYS