BLOCK 5 LOT 2D
AMELIA PARK PHASE 1 UNIT 1
PB 6/114-115

HINTON COURTNEY L
1609 PARK AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0005-02D0

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 80
Interior Floo	11	CLAY TILE 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	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

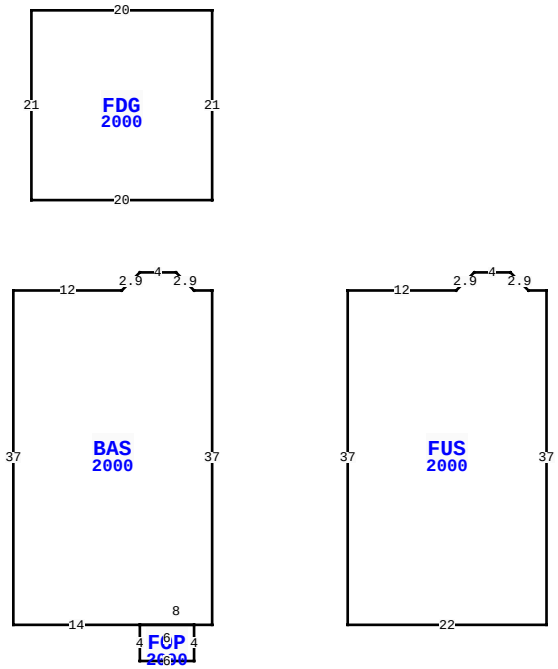
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	826	100	2000	826	143,625
FDG	420	60	2000	252	43,817
FOP	24	30	2000	7	1,217
FUS	826	100	2000	826	143,625
TOTALS	2,096			1,911	332,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,911	189.2576	198.72	379,754	2000	2000	0	0	0	12.50	87.50

1 TOWNHOUSE 100% - 2025 Heated Area: 1652 HX Base Yr 2025



1609 PARK AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 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		332,285
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		442,285
SOH/AGL Deduction		0
ASSESSED VALUE		442,285
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		390,874
TOTAL JUST VALUE		442,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990288	NEW CONSTR	138,000	04/27/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2681/1525	11/29/2023	WD	Q	I	01	540,000
GRANTOR: HERBERGER CINDY S L/E						
GRANTEE: HINTON COURTNEY L						
2248/0983	1/11/2019	LE	U	I	11	100
GRANTOR: HERBERGER CINDY S						
GRANTEE: HERBERGER ROSALIE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W2 U2 L2 W4 L2 D2 W12 S37 E14 FOP=[YR=2000] S4 E6 N4 W6 $ E8 N37 $ PTR= E15 FUS=[YR=2000] E12 U2 R2 E4 R2 D2 E2 S37 W22 N37 $ W15 $ PTR= N10 FDG=[YR=2000] N21 W20 S21 E20 $ S10 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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