BLOCK 5 LOT 2E
IN OR 1108/857
AMELIA PARK PHASE 1 UNIT 1

WRIGHT SADIE
1605 PARK AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0005-02E0

BUILDING CHARACTERISTICS

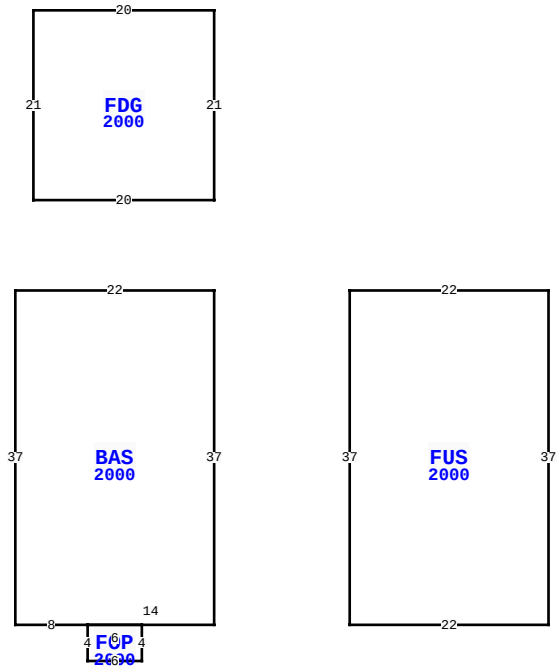
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	814	100	2000	814	138,297
FDG	420	60	2000	252	42,815
FOP	24	30	2000	7	1,189
FUS	814	100	2000	814	138,297
TOTALS	2,072			1,887	320,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,887	184.9260	194.17	366,399	2000	2000	0	0	0	12.50	87.50

1 TOWNHOUSE 100% - 2004 Heated Area: 1628 HX Base Yr 2004



1605 PARK AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		320,599
TOTAL MARKET OB/XF VALUE		381
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		430,980
SOH/AGL Deduction		229,413
ASSESSED VALUE		201,567
TOTAL EXEMPTION VALUE	HX HB VX WX	61,411
BASE TAXABLE VALUE		140,156
TOTAL JUST VALUE		430,980
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110220	H/AC	2,500	02/15/2011
20100596	REPAIR/RRF	1,565	04/14/2010
20061359	DEMOLITION	0	06/19/2006
990287	NEW CONSTR	135,000	04/26/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1108/0857	1/21/2003	WD	Q	I		210,000
GRANTOR: ALDRIDGE JUDY A						
GRANTEE: WRIGHT CARMEN E & S						
0974/1808	3/12/2001	WD	Q	I		157,500
GRANTOR: HOWE KATHRYN ANNE						
GRANTEE: ALDRIDGE JUDY A						

BUILDING NOTES

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	1126	CB/STC 8"	0	100	23	2	46.00	SF	8.00	8.00	100	2000	2000	3	75	276	
6	1243	WD DECK F	0	100	41	4	164.00	SF	3.20	3.20	100	2001	2001	3	20	105	

BUILDING DIMENSIONS

BAS=[YR=2000] W22 S37 E8 FOP=[YR=2000] S4 E6 N4 W6 $ E14 N37 $ PTR= E15 FUS=[YR=2000] E22 S37 W22 N37 $ W15 $ PTR= N10 FDG=[YR=2000] N21 W20 S21 E20 $ S10$.

LAND DESCRIPTION

TOTAL OB/XF 381

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