BLOCK 6 LOT 9B
IN OR 1987/405
AMELIA PARK PHASE 1 UNIT 1

YASKOWICH JAMES & JOYCE
12 51425 RANGE ROAD 271
SPRUCE GROVE AB, T7Y-1G5

2026

00-00-31-102P-0006-09B0

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

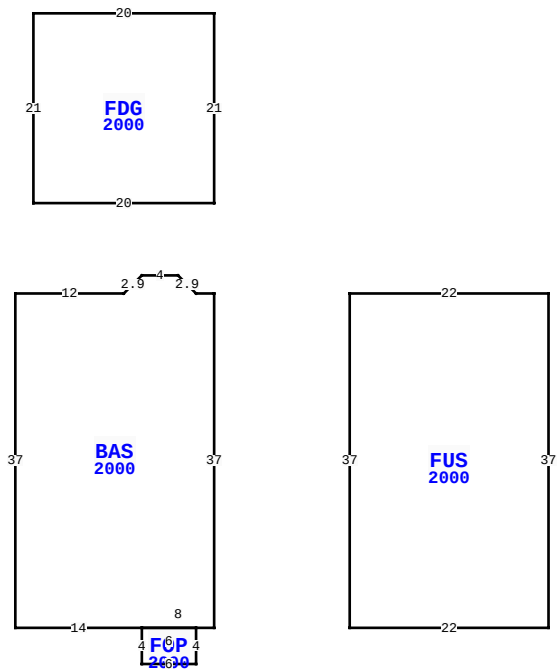
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	826	100	2000	826	150,202
FDG	420	60	2000	252	45,825
FOP	24	30	2000	7	1,273
FUS	814	100	2000	814	148,019
TOTALS	2,084			1,899	345,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,899	197.9208	207.82	394,650	2000	2000	0	0	0	12.50	87.50

1 TOWNHOUSE 0% - 0 Heated Area: 1640 HX Base Yr



1882 CARNATION ST, 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	345,319
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	455,319
SOH/AGL Deduction	0
ASSESSED VALUE	455,319
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	455,319
TOTAL JUST VALUE	455,319
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	488,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090915	H/AC	5,600	07/13/2009
990963	NEW CONSTR	128,898	08/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1987/0405	6/18/2015	WD	Q	I	01	275,000
GRANTOR: BONG BONNIE L						
GRANTEE: YASKOWICH JAMES & J						
0944/0179	8/09/2000	WD	Q	I		181,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: BONG GARY M & BONNI						

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] E22 S37 W22 N37 $ W15 $ PTR= N10 FDG=[YR=2000] N21 W20 S21 E20 $ S10 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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