BLOCK 6 LOT 11A
AMELIA PARK PHASE 1 UNIT 1
PB 6/114-115

LOTT DAVID MONTRGOMERY & LINDA EGGERT
1618 PARK AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0006-11A0

BUILDING CHARACTERISTICS

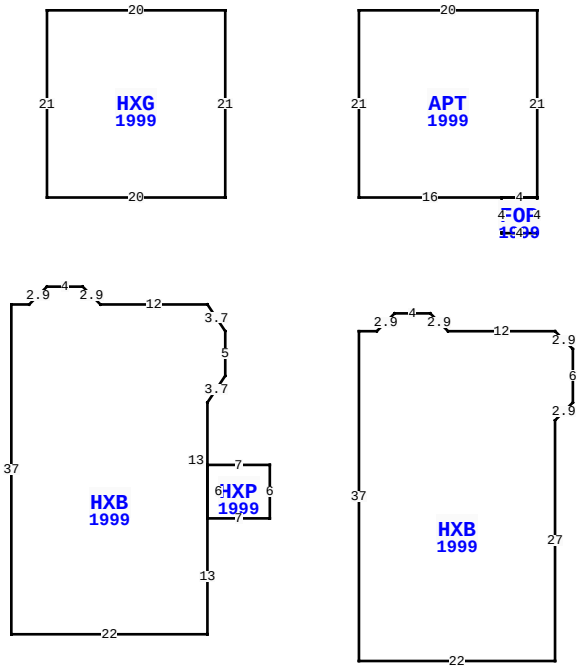
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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
APT	420	100	1999	420	72,612
FOP	16	30	1999	5	865
HXB	842	100	1999	842	145,570
HXB	842	100	1999	842	145,570
HXG	420	55	1999	231	39,936
HXP	42	30	1999	13	2,247
TOTALS	2,582			2,353	406,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,353	189.2576	198.72	467,588	1999	1999	0	0	0	13.00	87.00

1 TOWNHOUSE 81.94% - 2000 Heated Area: 2104 HX Base Yr 2000



1618 PARK AV, 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		406,802
TOTAL MARKET OB/XF VALUE		3,374
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		565,176
SOH/AGL Deduction		257,593
ASSESSED VALUE		307,583
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		251,172
TOTAL JUST VALUE		565,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		611,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051661	H/AC	4,000	04/21/2005
984562	NEW CONSTR	76,360	11/23/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2841/0974	1/15/2026	WD	Q	I	01	600,000
GRANTOR: THOMPSON LUCIANN BOYD						
GRANTEE: LOTT DAVID MONTRGOM						
2752/871	11/25/2024	QC	U	I	11	100
GRANTOR: THOMPSON LUCIANN BOYD						
GRANTEE: THE LUCIANN BOYD TH						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1999] L2 U3 W12 L2 U2 W4 L2 D2 W2 S37 E22 N13
HXP=[YR=1999] E7 N6 W7 S6 $N13 R2 U3 N5$ PTR= E15
HXB=[YR=1999] E2 U2 R2 E4 D2 R2 E12 D2 R2 S6 D2 L2 S27 W22
N37 $ W15 $ PTR=N15 HXG=[YR=1999] N21 W20 S21 E20 $S15 $
PTR= N15 E15 APT=[YR=1999] E16 FOP=[YR=1999] S4 E4 N4 W4 $
E4 N21 W20 S21 $W15 S15 $.

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	1999	1999	3	80	2,800	
4	1241	WD DECK G	0	100	10	4	40.00	UT	11.50	11.50	100	1999	1999	3	25	115	
9	1076	TRELLIS A	0	100	12	6	72.00	SF	7.50	7.50	100	2003	2003	3	85	459	

LAND DESCRIPTION

TOTAL OB/XF 3,374

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	31.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	155,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000 PRINTED 07/09/2026 BY SYS