BLOCK 6 LOT 11D
IN OR 1270/699 & OR 1838/1383
CASE #12-DR-728 OR 1819/88

ASHLEY KARL C
1630 PARK AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0006-11D0

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 60
Interior Floo	15	HARDTILE 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

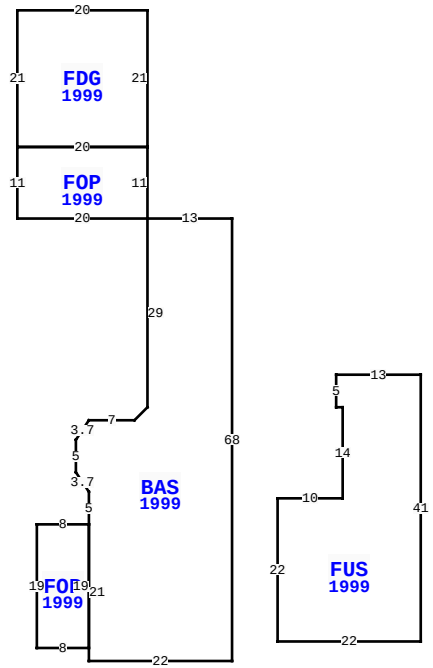
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,235	100	1999	1,235	216,523
FDG	420	60	1999	252	44,181
FOP	152	30	1999	46	8,065
FOP	220	30	1999	66	11,571
FUS	717	100	1999	717	125,706
TOTALS	2,744			2,316	406,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,316	191.9232	201.52	466,720	1999	1999	0	0	0	13.00	87.00

1 TOWNHOUSE 100% - 2005 Heated Area: 1952 HX Base Yr 2005



1630 PARK AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		406,046
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		568,846
SOH/AGL Deduction		306,290
ASSESSED VALUE		262,556
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		211,145
TOTAL JUST VALUE		568,846
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		607,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110724	H/AC	3,000	05/11/2011
984565	NEW CONSTR	86,734	11/23/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1838/1383	1/19/2013	QC	U	I	11	100
GRANTOR: SALISBURY PATRICIA						
GRANTEE: ASHLEY KARL C						
1270/0699	11/01/2004	WD	Q	I		261,900
GRANTOR: LOTZ MARK W & WM & KA						
GRANTEE: ASHLEY KARL C & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

FDG=[YR=1999] W20 S21 FOP=[YR=1999] S11 E20 BAS=[YR=1999] S29 L2 D2 W7 D3 L2 S5 R2 D3 S5 FOP=[YR=1999] W8 S19 E8 N19 $ S21 E22 N68 W13 $ N11 W20 $ E20 N21 $ PTR=S75E20 FUS=[YR=1999] E10 N14 W1 N5 E13 S41 W22 N22 $ W20N75 $.

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	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	32.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	160,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 07/09/2026 BY SYS