BLOCK 8 LOT 2
IN OR 1075/1047
AMELIA PARK PHASE 1 UNIT 2

DRACE CHARLES L & DEBRA K
1881 FLOYD ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0008-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

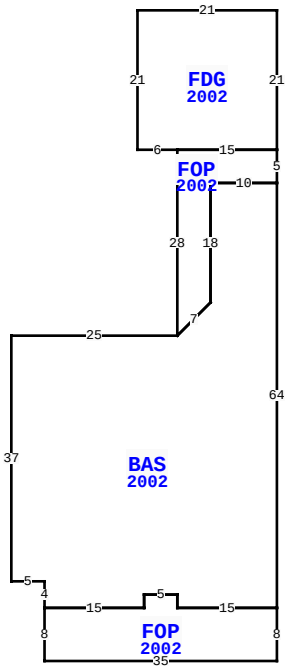
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,853	100	2002	1,853	385,658
FDG	441	60	2002	265	55,153
FOP	178	30	2002	53	11,031
FOP	290	30	2002	87	18,107
TOTALS	2,762			2,258	469,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,258	140.8750	233.85	528,033	2002	2002	0	0	0	11.00	89.00

1 SFR CUST 100% - 2013 Heated Area: 1853 HX Base Yr 2013



1881 FLOYD ST, 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		469,949
TOTAL MARKET OB/XF VALUE		218
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		770,167
SOH/AGL Deduction		437,914
ASSESSED VALUE		332,253
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		280,842
TOTAL JUST VALUE		770,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		798,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121656	6'CYPRESS FENCE	0	08/14/2012
20021010	NEW CONSTR	180,000	06/14/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1075/1047	8/16/2002	WD	Q	I		241,100
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: DRACE CHARLES L & D						
1057/0024	5/22/2002	WD	U	V	19	45,000
GRANTOR: LENDRY BRYAN J						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

BUILDING DIMENSIONS

FDG=[YR=2002] W21 S21 E6 FOP=[YR=2002] S28 BAS=[YR=2002] W25 S37 E5 S4 FOP=[YR=2002] S8 E35 N8 W15 N2 W5 S2 W15 $ E15 N2 E5 S2 E15 N64 W10 S18 D5 L5 $ U5 R5 N18 E10 N5 W15 $ E15 N21 $.

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	0819	CONC 12"	0	100	3	7	21.00	SF	9.50	9.50	100	2002	2002	3	79	158	
2	0819	CONC 12"	0	100	2	4	8.00	SF	9.50	9.50	100	2002	2002	3	79	60	

LAND DESCRIPTION

TOTAL OB/XF 218

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	0003	R-2	0.00	0.00	60.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS