BLOCK 8 LOT 3
AMELIA PARK PHASE 1 UNIT 2
PB 6/171

NEAL JUDITH A
1885 FLOYD ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0008-0030

NASSAU COUNTY PROPERTY

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	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

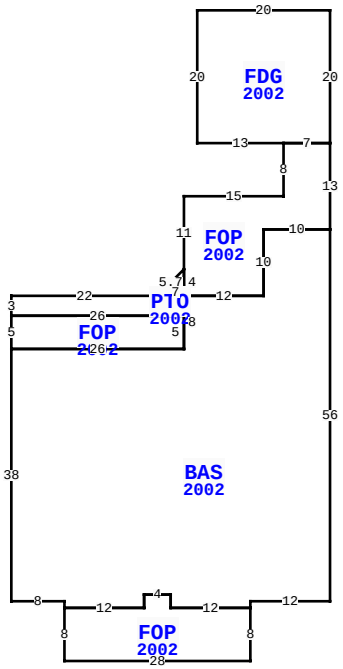
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,120	100	2002	2,120	399,379
FDG	400	60	2002	240	45,213
FOP	130	30	2002	39	7,347
FOP	232	30	2002	70	13,187
FOP	286	30	2002	86	16,202
PTO	86	5	2002	4	754
TOTALS	3,254			2,559	482,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,559	127.5120	211.67	541,664	2002	2002	0	0	0	11.00	89.00

1 SFR CUST 100% - 2026 Heated Area: 2120 HX Base Yr 2026



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

1885 FLOYD ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		482,081
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		832,081
SOH/AGL Deduction		0
ASSESSED VALUE		832,081
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		775,670
TOTAL JUST VALUE		832,081
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		876,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
020522	NEW CONSTR	3,000	03/27/2002
020003	NEW CONSTR	197,000	01/14/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2815/1712	9/15/2025	WD	Q	I	02	860,000
GRANTOR: JOHNSON ELISA OLDERMA						
GRANTEE: NEAL JUDITH A						
2501/0779	9/20/2021	QC	U	I	11	100
GRANTOR: OLDERMAN LOUISE S						
GRANTEE: JOHNSON ELISA OLDER						

BUILDING NOTES

BUILDING DIMENSIONS

FDG=[YR=2002] W20 S20 E13 FOP=[YR=2002] S8 W15 S11
PTO=[YR=2002] D4 L4 W22 S3 FOP=[YR=2002] S5 BAS=[YR=2002]
S38 E8 S1 FOP=[YR=2002] S8 E28 N8 W12 N2 W4 S2 W12 $ E12 N2
E4 S2 E12 N1 E12 N56 W10 S10 W12 S8 W26 $ E26 N5 W26 $ E26 N7
$ S4 E12 N10 E10 N13 W7 $ E7 N20 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	70.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	350,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS