

BLOCK 8 LOT 10
IN OR 1337/1808
AMELIA PARK PHASE 1 UNIT 4

PAISANT MICHAEL A/ZIMMERMAN CHRISTINE M
511 CLOISTERBANE DRIVE
ST JOHNS, FL 32259

2026

00-00-31-102P-0008-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	23	REINF CONC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,318	100	2003	1,318	261,604
FDG	504	60	2003	302	59,943
FOP	285	30	2003	86	17,070
TOTALS	2,107			1,706	338,617

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
5	1243	WD DECK F	0	0	2	14	28.00	SF	8.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		R-2	0.00	0.00	50.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	1,706	133.7450	222.02	378,766	2003	2003	0	0
1 SFR CUST 0% - 0									
Heated Area: 1318									
HX Base Yr									

1603 GEDDES LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
3,020									

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		338,617	
TOTAL MARKET OB/XF VALUE		3,020	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		591,637	
SOH/AGL Deduction		12,968	
ASSESSED VALUE		578,669	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		578,669	
TOTAL JUST VALUE		591,637	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		615,429	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
021290	NEW CONSTR	90,400	07/30/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1337/1808	8/01/2005	QC	Q	I	06	124,500	
GRANTOR: SANTILLO DOUGLAS R &							
GRANTEE: PAISANT MICHAEL A &							
1147/0280	6/20/2003	WD	Q	I		205,100	
GRANTOR: MEADOWFIELD OF JACKSO							
GRANTEE: SANTILLO DOUGLAS R							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W32 S23 FOP=[YR=2003] S26 W1 S2 E2 N1 E20 N8 W15 N19 W6\$ E6 S19 E15 S8 E11 N50\$ PTR=N15 FDG=[YR=2003] N24 E20 S12 E2 S12 W22 \$ S15\$.									

Common: 250,000 PRINTED 07/09/2026 BY SYS