

BLOCK 9 LOT 3D & S-1 OF LOT 3D
IN OR 2725/35
AMELIA PARK PHASE 1 UNIT 5

AUSTIN MATTHEW WILLIAM & CYNTHIA LEVAY
270 JERSEY STREET
DENVER, CO 80220

2026

00-00-31-102P-0009-03D0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structure	08	IRREGULAR 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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,417	100	2005	1,417	251,311
FGR	439	55	2005	241	42,742
FOP	21	30	2005	6	1,064
FOP	88	30	2005	26	4,612
FUS	1,100	100	2005	1,100	195,089
TOTALS	3,065			2,790	494,817

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0966	FIRE SPRNK	0	0	0	0	2,517.00	SF	4.50
2	1131	REINFR	8	0	0	57	3	SF	11.03

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	0006	R-2	0.00	0.00	30.00
2	000100	C	RES	0	0006	R-2	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0320	12	2,790	187.6800	197.06	549,797	2005	2005	0	0
1 TOWNHOUSE 0% - 2025 Heated Area: 2517 HX Base Yr									
1533 GEDDES LN, FERNANDINA BEACH									

TOTAL OB/XF									
11,192									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0966	FIRE SPRNK	0	0	0	0	2,517.00	SF	4.50
2	1131	REINFR	8	0	0	57	3	SF	11.03

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1	0966	FIRE SPRNK	0	0	0	0	2,517.00	SF	4.50
2	1131	REINFR	8	0	0	57	3	SF	11.03

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			494,817
TOTAL MARKET OB/XF VALUE			11,192
TOTAL LAND VALUE - MARKET			151,750
TOTAL MARKET VALUE			657,759
SOH/AGL Deduction			0
ASSESSED VALUE			657,759
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			657,759
TOTAL JUST VALUE			657,759
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			710,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051978	OTHER	1,000	06/13/2005
20042462	FIRE SPRNK	5,000	01/05/2005
20042460	MECH OTHER	7,000	01/04/2005
20041955	NEW CONSTR	7,000	10/22/2004
20041914	NEW CONSTR	2,000	10/19/2004
20041759	NEW CONSTR	171,000	09/29/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
7275/35	7/16/2024	WD	Q	I	02
GRANTOR: SMITH JAMES B II & VA					
GRANTEE: AUSTIN MATTHEW WILL					
7275/28	6/21/2024	QC	U	I	11
GRANTOR: JOYCE ELIZABETH W					
GRANTEE: SMITH JAMES B II &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] N45 W5 FOP=[YR=2005] N3 FGR=[YR=2005] N21 W10 S10 W11 S20 E11 N6 E3 N3 E7\$W7 S3 E7\$W10 S6 W11 N10 W7 S18 W3 S10 E3 S6 E4 S15 E29\$ PTR=E15 FUS=[YR=2005] N46 E16 S4 E12 S28 W10 S14 FOP=[YR=2005] E7S4 W22 N4 E15\$W18\$ W15\$.									