

BLOCK 15 LOT 10 & PT LOT 9  
IN OR 2458/3844  
AMELIA PARK PHASE 1 UNIT 6

MCPHILLIPS DOROTHY MUNSELL/PRAGER ROBERT DARRELL  
1891 FIELD ST  
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0015-0100



| 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 60    |
| Interior Floo            | 12 | HARDWOOD 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                  |    | 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       | 2,323            | 100         | 2003 | 2,323        | 456,463              |
| FGR       | 392              | 55          | 2003 | 216          | 42,444               |
| FOP       | 174              | 30          | 2003 | 52           | 10,218               |
| FOP       | 315              | 30          | 2003 | 94           | 18,471               |
| PTO       | 146              | 5           | 2003 | 7            | 1,376                |
| TOTALS    | 3,350            |             |      | 2,692        | 528,971              |

| EXTRA FEATURES |            |             |     |     |    |   |        |    |           |
|----------------|------------|-------------|-----|-----|----|---|--------|----|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS  | UT | Adj R     |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0 | 1.00   | UT | 3,500.00  |
| 4              | 0860       | POOL/SPA    | 0   | 100 | 0  | 0 | 1.00   | UT | 50,000.00 |
| 6              | 0910       | SCRN RM L   | 0   | 100 | 0  | 0 | 541.00 | SF | 15.00     |
| 7              | 1126       | CB/STC 8"   | 0   | 100 | 31 | 8 | 248.00 | SF | 8.00      |
| 8              | 0819       | CONC 12"    | 0   | 100 | 4  | 6 | 24.00  | SF | 9.50      |
| 9              | 0819       | CONC 12"    | 0   | 100 | 3  | 5 | 15.00  | SF | 9.50      |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 |     | R-2      | 0.00  | 0.00  | 50.00       |

| TYPE                                                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
|----------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| 0500                                                     | 01  | 2,692     | 132.2592    | 219.55         | 591,029        | 2003 | 2003 | 0    | 0    | 0 10.50 | 89.50  |
| 1 SFR CUST 100% - 2022 Heated Area: 2323 HX Base Yr 2022 |     |           |             |                |                |      |      |      |      |         |        |
|                                                          |     |           |             |                |                |      |      |      |      |         |        |
| 1891 FIELD ST, FERNANDINA BEACH                          |     |           |             |                |                |      |      |      |      |         |        |

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

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 48,981      |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |              |   |
|---------------------------|--|--------------|---|
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| VALUATION SUMMARY         |  | STANDARD     |   |
| VALUATION BY              |  | Tax Group: 2 |   |
| Tax Group: 2              |  | Tax Dist:    |   |
| BUILDING MARKET VALUE     |  | 528,971      |   |
| TOTAL MARKET OB/XF VALUE  |  | 48,981       |   |
| TOTAL LAND VALUE - MARKET |  | 250,000      |   |
| TOTAL MARKET VALUE        |  | 827,952      |   |
| SOH/AGL Deduction         |  | 188,573      |   |
| ASSESSED VALUE            |  | 639,379      |   |
| TOTAL EXEMPTION VALUE     |  | 51,411       |   |
| BASE TAXABLE VALUE        |  | 587,968      |   |
| TOTAL JUST VALUE          |  | 827,952      |   |
| NCON VALUE                |  | 0            |   |
| INCOME VALUE              |  |              |   |
| PREVIOUS YEAR MKT VALUE   |  | 827,476      |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20110966   | GAS         | 600     | 06/15/2011 |
| 20033117   | XFOB        | 5,000   | 05/19/2003 |
| 20032575   | SWIM POOL   | 13,000  | 02/25/2003 |
| 20021775   | NEW CONSTR  | 182,000 | 10/14/2002 |

| SALES DATA                    |            |           |       |       |        |
|-------------------------------|------------|-----------|-------|-------|--------|
| OFF RECORD Number             | DATE       | TYPE INST | Q / U | V / I | RSN CD |
| 2458/0384                     | 4/26/2021  | WD        | Q     | I     | 02     |
| GRANTOR: HENTIGAN MICHAEL D & |            |           |       |       |        |
| GRANTEE: MCPHILLIPS DOROTHY   |            |           |       |       |        |
| 1271/0663                     | 11/04/2004 | WD        | Q     | V     | 06     |
| GRANTOR: BRYLEN HOMES LTD     |            |           |       |       |        |
| GRANTEE: HENTIGAN MICHAEL D   |            |           |       |       |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2003] W21 S8 FGR=[YR=2003] W19 S20 E10 S2 E3 N2 E8 N3 W2 N17 \$ S17 E2 S3 W8 S2 W3 N2 W10 S42 FOP=[YR=2003] W8 S20 E25 N7 W5 N3 W12 N10 \$ S10 E12 S3 E5 S7 E17 N3 E6 N26 FOP=[YR=2003] N10 W16 PTO=[YR=2003] N15E16N4W14 L8 D8 S11 E6\$W6 D12 R12 U2 R2 E8\$ W8 D2 L2 U12 L12 N11 U8 R8 E14N32\$. |  |  |  |  |  |  |  |  |  |