BLOCK 16 LOT 1
IN OR 2119/958
AMELIA PARK PHASE 1 UNIT 5

LANGSHAW COLEMAN
1513 FIELD STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0016-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

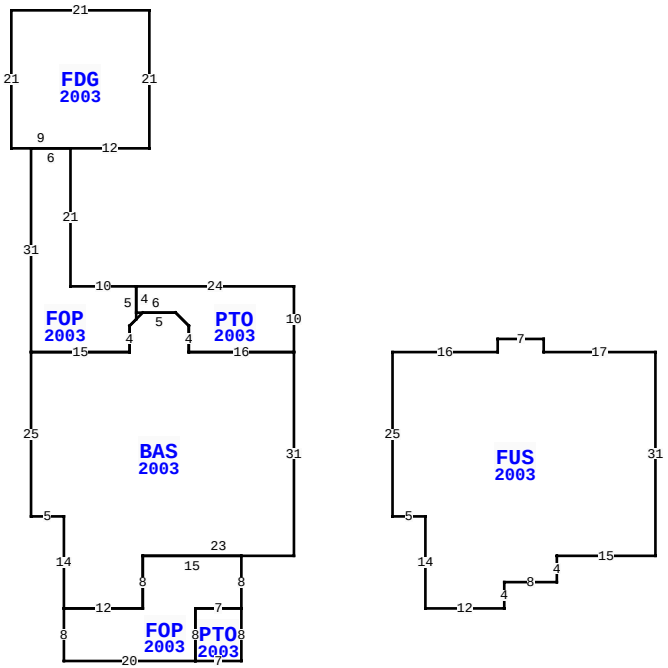
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	1,356	100	2003	1,356	246,402
FDG	441	60	2003	265	48,154
FOP	280	30	2003	84	15,264
FOP	282	30	2003	85	15,446
FUS	1,352	100	2003	1,352	245,675
PTO	56	5	2003	3	545
PTO	194	5	2003	10	1,817
TOTALS	3,961			3,155	573,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,155	122.3048	203.03	640,560	2003	2003	0	0	0	10.50	89.50

1 SFR CUST 100% - 2021 Heated Area: 2708 HX Base Yr 2021



1513 FIELD ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		573,301
TOTAL MARKET OB/XF VALUE		45,807
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		869,108
SOH/AGL Deduction		353,789
ASSESSED VALUE		515,319
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		463,908
TOTAL JUST VALUE		869,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		878,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112062	H/AC	2,250	11/16/2011
20060939	DEMOLITION	0	05/02/2006
20033535	SWIM POOL	18,000	07/23/2003
20033088	NEW CONSTR	210,000	05/13/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2119/0958	5/10/2017	QC	U	I	11	100
GRANTOR: LANGSHAW KAREN C						
GRANTEE: LANGSHAW COLEMAN						
1959/0539	1/26/2015	QC	U	I	11	100
GRANTOR: LANGSHAW COLEMAN C &						
GRANTEE: LANGSHAW KAREN C						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2003] W24 FOP=[YR=2003] W10 N21 FDG=[YR=2003] E12 N21 W21 S21 E9 $ W6 S31 BAS=[YR=2003] S25 E5 S14 FOP=[YR=2003] S8 E20 PTO=[YR=2003] E7 N8 W7 S8 $ N8 E7 N8 W15 S8 W12 $ E12 N8 E23 N31 W16 N4 U2 L2 W5 D2 L2 S4 W15$ E15N4 R1 U1 N5$S4 E6 D2 R2 S4E16N10$PTR= S10E15 FUS=[YR=2003] E16 N2 E7 S2 E17 S31 W15 S4 W8 S4 W12 N14 W5 N25 $ N10 W15 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2003	2003	04	85	42,500	
7	0400	CONC CURB	0	100	0	0	26.00	LF	15.00	15.00	100	2003	2003	3	85	332	

LAND DESCRIPTION

TOTAL OB/XF 45,807

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	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS