

BLOCK 16 LOT 4
AMELIA PARK PHASE 1 UNIT 5
PB 6/295

STACKPOLE KEVIN & JACQUELINE
1525 FIELD ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0016-0040



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.	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	2,317	100	2003	2,317	443,132
FGR	402	55	2003	221	42,266
FOP	86	30	2003	26	4,973
FOP	174	30	2003	52	9,945
FOP	190	30	2003	57	10,901
PTO	60	5	2003	3	574

TOTALS	3,229			2,676	511,791
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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
5	0910	SCRN RM L	0	100	20	19	380.00	SF	15.00
6	0819	CONC 12"	0	100	2	6	12.00	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	0003	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	NORM	% COND
0500	01	2,676	128.7264	213.69	571,834	2003	2003	0	0	10.50	89.50
1 SFR CUST 100% - 2026 Heated Area: 2317 HX Base Yr 2026											
1525 FIELD ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/08/2025 MLU											

TOTAL OB/XF											
46,706											

TOTAL OB/XF											
46,706											

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

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		511,791	
TOTAL MARKET OB/XF VALUE		46,706	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		808,497	
SOH/AGL Deduction		209,789	
ASSESSED VALUE		598,708	
TOTAL EXEMPTION VALUE		56,411	
BASE TAXABLE VALUE		542,297	
TOTAL JUST VALUE		808,497	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		855,858	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210898	REPAIR/RRF	0	09/03/2021
20022072	SWIM POOL	15,000	12/06/2002
20021429	NEW CONSTR	183,900	08/20/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2794/1143	6/16/2025	WD	Q	I	01
GRANTOR: HOFFMAN LYNN DOUGLAS					
GRANTEE: STACKPOLE KEVIN & J					
2617/1449	2/02/2023	WD	Q	I	01
GRANTOR: MULLEN JEAN ANN					
GRANTEE: HOFFMAN LYNN DOUGLA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W21 S8 FGR=[YR=2003] W19 S20 E10 S2 E3 N2 E7 U3 R3 N2W4 N15\$ S15E4S2 D3 L3 W7 S2 W3 N2 W10 S52 FOP=[YR=2003] S12 E19 N2 W2 N7 W6 N3 W11 \$ E11 S3 E6 S7 E17 N3 E6 N26 FOP=[YR=2003] N10 W16 FOP=[YR=2003] N15PTO=[YR=2003] E16N4W14 D4 L2 \$ R2 U4 L8 D8 S11E6\$ W6 D12 R12 U2 R2 E8\$ W8 L2 D2 L12 U12 N11 U8 R8 E14 N32\$.									

TOTAL OB/XF									
46,706									

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