BLOCK 17 LOT 1
AMELIA PARK PHASE 1 UNIT 7
PB 6/366

MASON SEON MEE & DAVID TUFTON
1851 W PERIMETER PARK RD
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0017-0010

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 50
Interior Floo	14	CARPET 50
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

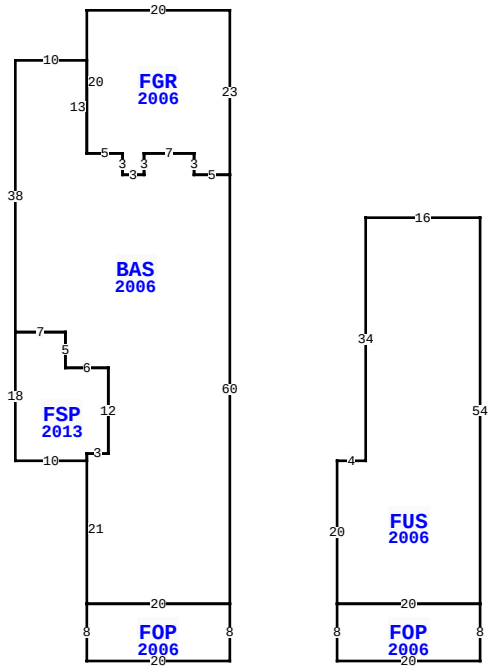
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,595	100	2006	1,595	290,406
FGR	424	55	2006	233	42,423
FOP	160	30	2006	48	8,740
FOP	160	30	2006	48	8,740
FSP	201	40	2013	80	14,565
FUS	944	100	2006	944	171,877
TOTALS	3,484			2,948	536,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,948	120.5315	200.08	589,836	2006	2006	0	0	0	9.00	91.00

1 SFR CUST 100% - 2026 Heated Area: 2539 HX Base Yr 2026



1851 W PERIMETER PARK RD, 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		536,751
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		759,831
SOH/AGL Deduction		222,285
ASSESSED VALUE		537,546
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		486,135
TOTAL JUST VALUE		759,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		795,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120920	H/AC	5,451	05/23/2012
20062270	OTHER	2,000	10/03/2006
20060713	GAS	800	04/06/2006
20060452	NEW CONSTR	2,000	03/06/2006
20060336	OTHER	11,275	02/14/2006
20060147	DEMOLITION	0	01/20/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2771/1663	3/05/2025	WD	Q	I	01	813,000
GRANTOR: HERTZ LAWRENCE & JOAN						
GRANTEE: MASON SEON MEE & DA						
2243/0349	12/07/2018	WD	Q	I	02	547,500
GRANTOR: AMMIANO MICHAEL J & D						
GRANTEE: HERTZ LAWRENCE & JO						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] N8 BAS=[YR=2006] N60 FGR=[YR=2006] N23 W20 S20 E5S3E3N3E7 S3E5$W5N3W7S3W3N3W5N13W10S38 FSP=[YR=2013] S18E10N1E3N12W6N5W7$E7 S5E6S12W3S21E20$W20S8E20$ PTR= E15 FOP=[YR=2006] N8 FUS=[YR=2006] N20 E4 N34 E16 S54 W20$E20 S8 W20$ W15$.

EXTRA FEATURES

LN	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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	44.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	220,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 07/09/2026 BY SYS