

BLOCK 18 LOT 5  
IN OR 2153/906  
AMELIA PARK PHASE 1 UNIT 7

BRODSKY ROBERT G & POLLY M  
1901 PERIMETER PARK RD  
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0018-0050



| 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 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          |
| 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       | 1,912            | 100         | 2006 | 1,912        | 355,692              |
| FGR       | 460              | 55          | 2006 | 253          | 47,066               |
| FOP       | 312              | 30          | 2006 | 94           | 17,487               |
| FOP       | 322              | 30          | 2006 | 97           | 18,045               |
| FUS       | 832              | 100         | 2006 | 832          | 154,778              |
| TOTALS    | 3,838            |             |      | 3,188        | 593,068              |

| EXTRA FEATURES |            |             |         |     |   |       |    |          |                |
|----------------|------------|-------------|---------|-----|---|-------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0500       | FP-PRE FAB  | 0       | 100 | 0 | 1.00  | UT | 3,500.00 | 3,500.00       |
| 7              | 0819       | CONC 12"    | 0       | 100 | 6 | 24.00 | SF | 9.50     | 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  | 52.00       |

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS

1 SFR CUST 100% - 2018

Heated Area: 2744

HX Base Yr 2018

23

29

23

30

36

31

11

14

12

23

FGR  
2006

23

30

36

31

11

14

12

23

BAS  
2006

10

10

4

15

29

18

11

14

12

23

FUS  
2006

10

10

4

15

29

18

11

14

12

23

FOP  
2006

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/08/2025 MLU

1901 W PERIMETER PARK RD, FERNANDINA BEACH

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 3,272       |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 3,272       |  |  |  |  |  |  |  |  |  |

Total Acres: 0.00 Total Land Value: 260,000 Market: 0 Agricultural: 0 Common: 260,000

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 1 2             |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 2              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 593,068   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 3,272     |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 260,000   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 856,340   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 299,182   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 557,158   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 51,411    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 505,747   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 856,340   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 897,064   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20061938   | OTHER       | 750     | 08/18/2006 |
| 20060958   | GAS         | 300     | 05/04/2006 |
| 20060943   | H/AC        | 11,200  | 05/02/2006 |
| 20060324   | NEW CONSTR  | 2,000   | 02/10/2006 |
| 20060238   | NEW CONSTR  | 6,889   | 01/27/2006 |
| 20053232   | NEW CONSTR  | 425,000 | 12/22/2005 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2153/0906                      | 10/20/2017 | WD           | Q      | I      | 02        | 565,000       |  |
| GRANTOR: MISINCO H GLENN & WAN |            |              |        |        |           |               |  |
| GRANTEE: BRODSKY ROBERT G &    |            |              |        |        |           |               |  |
| 1761/0604                      | 10/18/2011 | WD           | Q      | I      | 01        | 400,000       |  |
| GRANTOR: GORDON ROGER L & MARC |            |              |        |        |           |               |  |
| GRANTEE: MISINCO H GLENN & W   |            |              |        |        |           |               |  |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2006] N70 FGR=[YR=2006] N20 W23 S20 E23\$W30S36<br>FOP=[YR=2006] W5S31 E12N11W2N18 W5N2\$S2E5S18E2S14 E23\$ PTR=<br>E20 FUS=[YR=2006] E23 N36 W15 S4 W10 FOP=[YR=2006] W10 S29<br>E12 N11 W2 N18\$S18 E2 S14\$ W20\$. |  |  |  |  |  |  |  |  |  |