BLOCK 18 LOT 7
AMELIA PARK PHASE 1 UNIT 7
PB 6/366

FRENCH DOUGLAS A & TONI C
1774 DUNES CLUB PLACE
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0018-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

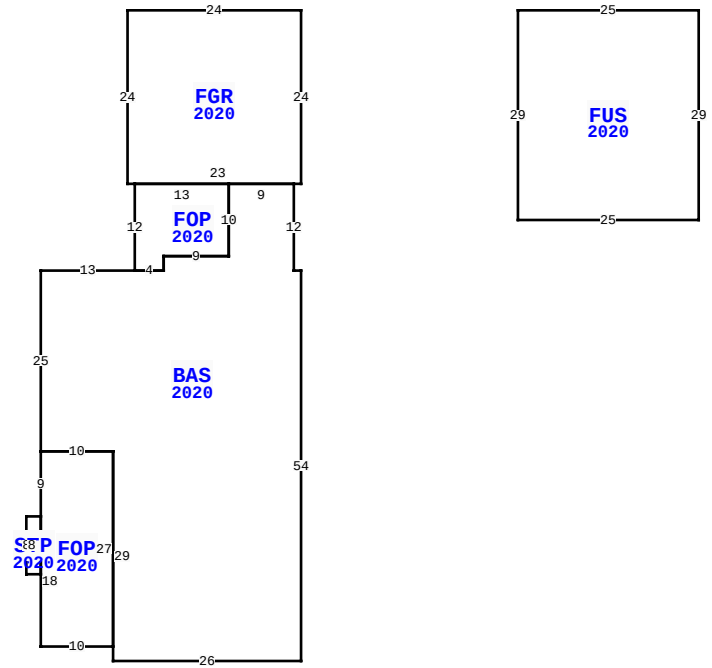
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,780	100	2020	1,780	372,814
FGR	576	55	2020	317	66,394
FOP	138	30	2020	41	8,588
FOP	270	30	2020	81	16,965
FUS	725	100	2020	725	151,848
STP	16	10	2020	2	418
TOTALS	3,505			2,946	617,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,946	128.7471	213.72	629,619	2020	2020	0	0	0	2.00	98.00

1 SFR CUST 0% - 2025 Heated Area: 2505 HX Base Yr



1909 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	617,027
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	260,000
TOTAL MARKET VALUE	877,027
SOH/AGL Deduction	0
ASSESSED VALUE	877,027
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	877,027
TOTAL JUST VALUE	877,027
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	919,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190237	NEW CONSTR	0	05/30/2019
20190238	GARAGE	0	05/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2704/1553	4/08/2024	WD	Q	I	02	1,250,000
GRANTOR: FANCIULLO SUSAN						
GRANTEE: FRENCH DOUGLAS A &						
2371/1968	6/25/2020	WD	Q	I	02	705,000
GRANTOR: SEAVIEW CUSTOM HOMES						
GRANTEE: FANCIULLO SUSAN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2020] W24 S24 E1 FOP=[YR=2020] S12 BAS=[YR=2020] W13 S25 FOP=[YR=2020] S9 STP=[YR=2020] W2 S8 E2 N8 $ S18 E10 N27 W10 $ E10 S29 E26 N54 W1 N12 W9 S10 W9 S2 W4 $ E4 N2 E9 N10 W13 $ E23 N24 $ PTR= E30 FUS=[YR=2020] E25 S29 W25 N29 $ W30 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		R-2	0.00	0.00	52.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	260,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 260,000 Market: 0 Agricultural: 0 Common: 260,000 PRINTED 07/09/2026 BY SYS