

BLOCK 19 LOT 1
IN OR 1904/1119
AMELIA PARK PHASE 2 UNIT 8

MULLINS JUDITH ANN
1845 HOMETOWN DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0019-0010



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	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,618	100	2005	1,618	308,086
BAS	185	100	2016	185	35,226
FDG	441	60	2005	265	50,459
FOP	277	30	2005	83	15,804
FST	116	55	2005	64	12,187
FUS	979	100	2005	979	186,414
PTO	119	5	2005	6	1,142
TOTALS	3,735			3,200	609,318

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	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00
5	1075	TRELLIS G	0	100	12	10	120.00	SF	35.00
6	1075	TRELLIS G	0	100	10	4	40.00	SF	35.00

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	46.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	3,200	126.7484	210.40	673,280	2005	2005	0	0	0	9.50	90.50	
1 SFR CUST 100% - 2015 Heated Area: 2782 HX Base Yr 2015													
1845 HOMETOWN DR, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2025 MLU													

TOTAL OB/XF 10,913													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	RES	100		R-2	0.00	0.00	46.00	FF		1.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		609,318	
TOTAL MARKET OB/XF VALUE		10,913	
TOTAL LAND VALUE - MARKET		230,000	
TOTAL MARKET VALUE		850,231	
SOH/AGL Deduction		352,829	
ASSESSED VALUE		497,402	
TOTAL EXEMPTION VALUE		HX HB WX 56,411	
BASE TAXABLE VALUE		440,991	
TOTAL JUST VALUE		850,231	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		895,904	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171993	DEMOPOL	0	06/28/2017
20162658	REMODEL	8,900	09/28/2016
20052517	SWIM POOL	21,000	08/25/2005
20052518	ELEC OTHER	1,000	08/25/2005
20052505	GAS	1,000	08/23/2005
20051846	H/AC	8,000	05/26/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1904/1119	2/21/2014	WD	Q	I	02	549,000
GRANTOR: ENGLAND JAMES F JR &						
GRANTEE: MULLINS JUDITH ANN						
1320/0946	5/26/2005	WD	U	V	07	100
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: ENGLAND JAMES F JR						

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2005] N40 L3 U3 W4 L1 D1 PTO=[YR=2005] W21BAS=[YR=2016] N15 FDG=[YR=2005] N21W21S21E21SW12S18E1 N1 U3 R3 E4 D3 R3 S1E1N3S S3W1S3 E20N4 U2 R2 S D2 L2 S4W20N4 U3 L3 W4 L3 D3 S28 FOP=[YR=2005] W8 S13 D8 R8 E19N7W15 U4 L4 N10S S10 D4 R4 E28N2E8S PTR=E15 FUS=[YR=2005] N21 FST=[YR=2005] N13 E12 S5 W5 S8 W7SE7 N8 E5 N5 E15 S13 E5 S25 W14 N8 W5 S4 D4 L4 W5 U4 L4 S W15\$.													