

BLOCK 19 LOT 3
AMELIA PARK PHASE 2 UNIT 8
PB 6/391

RAWSON CHARLES A
1895 HOMETOWN DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0019-0030



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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
BAS	2,231	100
FGR	394	55
FOP	170	30
FOP	258	30
PTO	120	5
TOTALS	3,173	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,582	130.3824	216.43	558,822	2005	2005	0	0	9.50	90.50
1 SFR CUST 100% - 2025 Heated Area: 2231 HX Base Yr 2025											
TOTALS 3,173 2,582 505,734											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			505,734
TOTAL MARKET OB/XF VALUE			55,957
TOTAL LAND VALUE - MARKET			350,000
TOTAL MARKET VALUE			911,691
SOH/AGL Deduction			0
ASSESSED VALUE			911,691
TOTAL EXEMPTION VALUE	HX HB WR		56,411
BASE TAXABLE VALUE			855,280
TOTAL JUST VALUE			911,691
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			901,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052571	XFOB	6,000	08/30/2005
20052291	GAS	1,000	07/25/2005
20052223	SWIM POOL	13,000	07/14/2005
20052224	NEW CONSTR	1,000	07/14/2005
20051906	H/AC	7,000	06/06/2005
20051736	NEW CONSTR	6,000	05/05/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2440/0736	3/08/2021	WD Q	Q	I	01
GRANTOR: WIGGINS ROBERT L SR &					
GRANTEE: RAWSON CHARLES A &					
2284/1035	6/21/2019	WD Q	Q	I	01
GRANTOR: FINDLEY CURTIS KENT &					
GRANTEE: WIGGINS ROBERT L SR					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2005] W21 S6 FGR=[YR=2005] W19 S20 E10 S3 E3 N3 E7 D1 R1 U2 R2 W4N4N15\$ S15E4S4 D2 L2 U1 L1 W7 S3W3N3W10 S52 FOP=[YR=2005] S11 E23 N12 W5 S1 W18\$E18 N1 E5 S12 E17 N30 FOP=[YR=2005] N10 W18 PTO=[YR=2005] N10 U5 R5 E13N4W13 L9 D9 S10E4\$W4 D10 R10 E12\$ W12 U10 L10 N10 U9 R9 E13N30\$.					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005
3	0860	POOL/SPA	0 100	0	0	1.00	UT	60,000.00	60,000.00	100	2005
7	0911	SCRN RM A	0 100	23	16	368.00	SF	18.00	18.00	100	2005
8	1131	REINFR	8 0 100	29	2	58.00	SF	9.45	9.45	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		R-2	0.00	0.00	70.00	FF	1.00