

BLOCK 20 LOT 3
IN OR 1715/775
AMELIA PARK PHASE 2 UNIT 8

GILCHRIST GRANT P
1988 BURNHAM LANE
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0020-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	23	REINF CONC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
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
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NEIGHBORHOOD/LOC	1031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,454	100	2006	1,454	295,502
FDG	400	60	2006	240	48,776
FOP	180	30	2006	54	10,974
FOP	180	30	2006	54	10,974
FOP	180	30	2006	54	10,974
FUS	946	100	2006	946	192,260

TOTALS	3,340			2,802	569,462
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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
6	1241	WD DECK G	0	100	13	7	91.00	UT	11.50
8	0820	WOOD WALK	0	100	15	7	105.00	SF	11.75
9	0820	WOOD WALK	0	100	68	3	204.00	SF	11.75
10	0820	WOOD WALK	0	100	53	3	159.00	SF	11.75
12	1242	WD DECK A	0	100	5	6	30.00	SF	15.00
13	0820	WOOD WALK	0	100	30	4	120.00	SF	11.75

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	54.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,802	134.6880	223.58	626,471	2006	2006	0	0	9.10	90.90
1 SFR CUST		100% - 2007				Heated Area: 2400			HX Base Yr 2007		
The diagram shows a property layout with four lots. Lot FDG 2006 is a square at the top with dimensions 20 by 20. Lot BAS 2006 is a large irregular lot on the left with dimensions 19, 10, 18, 10, 18, 10, 18, 10, 13, 12, 13, 6, 34, 10, 18, 10, 18, 10, 13, 18, 10,											

1988 BURNHAM LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	
6	1241	WD DECK G	0	100	13	7	91.00	UT	11.50	11.50	100	2006	2006	3	36	377	
8	0820	WOOD WALK	0	100	15	7	105.00	SF	11.75	11.75	100	2006	2006	3	40	494	
9	0820	WOOD WALK	0	100	68	3	204.00	SF	11.75	11.75	100	2006	2006	3	40	959	
10	0820	WOOD WALK	0	100	53	3	159.00	SF	11.75	11.75	100	2006	2006	3	40	747	
12	1242	WD DECK A	0	100	5	6	30.00	SF	15.00	15.00	100	2006	2006	3	22	99	
13	0820	WOOD WALK	0	100	30	4	120.00	SF	11.75	11.75	100	2006	2006	3	40	564	

TOTAL OB/XF													6,320		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
	R-2	0.00	0.00	54.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	270,000.00			

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 2		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										569,462		
TOTAL LAND VALUE - MARKET										270,000		
TOTAL MARKET VALUE										845,782		
SOH/AGL Deduction										446,842		
ASSESSED VALUE										398,940		
TOTAL EXEMPTION VALUE										HX HB 51,411		
BASE TAXABLE VALUE										347,529		
TOTAL JUST VALUE										845,782		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										882,378		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052770	ELEC OTHER	2,000	10/03/2005
20052650	MECH OTHER	11,000	09/15/2005
20052370	OTHER	1,000	08/04/2005
20052241	NEW CONSTR	275,000	07/18/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1715/0775	3/23/2010	QC	U	I	11	100
GRANTOR: GILCHRIST GRANT P & E						
GRANTEE: GILCHRIST GRANT P						
1419/0655	6/12/2006	WD	U	I	07	100
GRANTOR: BEAN AARON P & ABIGAI						
GRANTEE: GILCHRIST GRANT P &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] N34 W6 N13 W12 N5 W13 S5 W10 S19 FOP=[YR=2006] S18E10N18 W10\$E10 S18 FOP=[YR=2006] S10E18N10 W18\$E18 S10 E13\$ PTR=E15 FOP=[YR=2006] N10 FUS=[YR=2006] N28 E18S4 E13S34W13N10W18\$E18S10W18\$ W15 \$ PTR=N62W8 FDG=[YR=2006] N20W20S20 E20\$ E8S62\$.									