BLOCK 22 LOT 5
AMELIA PARK PHASE 2 UNIT 8
PB 6/391

BOBECK SCOTT ALAN/PERRELLA NICOLE L
1765 HOWARD LN
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0022-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

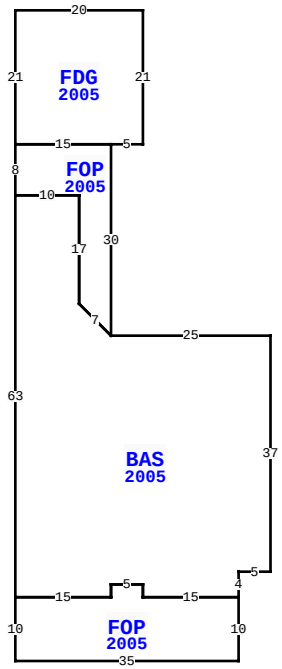
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,843	100	2005	1,843	355,416
FDG	420	60	2005	252	48,598
FOP	218	30	2005	65	12,535
FOP	360	30	2005	108	20,828
TOTALS	2,841			2,268	437,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,268	128.3653	213.09	483,288	2005	2005	0	0	0	9.50	90.50

1 SFR CUST 100% - 2022 Heated Area: 1843 HX Base Yr 2022



1765 HOWARD LN, 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		437,376
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		687,376
SOH/AGL Deduction		182,675
ASSESSED VALUE		504,701
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		453,290
TOTAL JUST VALUE		687,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		716,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101738	OTHER	6,200	10/08/2010
20072153	XFOB	1,000	12/03/2007
20051469	H/AC	6,000	03/28/2005
20051260	NEW CONSTR	2,000	02/16/2005
20051063	OTHER	6,000	01/18/2005
20042077	NEW CONSTR	143,000	11/05/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2419/1942	12/17/2020	WD	Q	I	01	510,000
GRANTOR: DABBS JOSEPH S FAMILY						
GRANTEE: BOBECK SCOTT ALAN &						
2419/1918	11/17/2020	FJ	U	I	11	100
GRANTOR: DABBS JOSEPH S EST						
GRANTEE: DABBS JOSEPH S FAMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W25 FOP=[YR=2005] N30 FDG=[YR=2005] E5 N21 W20 S21 E15 $ W15 S8 E10 S17 D5 R5 $ U5 L5 N17 W10 S63 FOP=[YR=2005] S10E35 N10 W15 N2 W5 S2 W15 $ E15N2 E5 S2 E15 N4 E5 N37 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS