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

PHILLIPS JAMES S ET AL/FERNALD FRANCES R
1745 HOWARD LN
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0022-0060

BUILDING CHARACTERISTICS

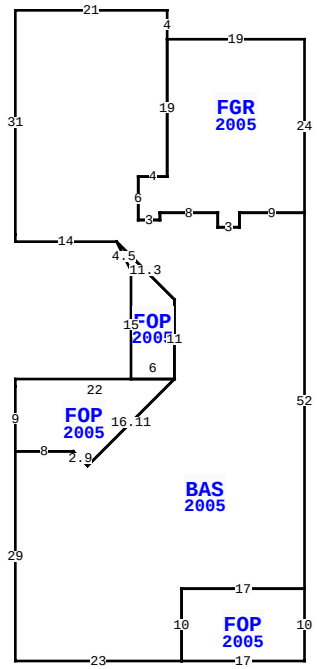
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	2,309	100	2005	2,309	463,755
FGR	485	55	2005	267	53,626
FOP	86	30	2005	26	5,222
FOP	170	30	2005	51	10,243
FOP	174	30	2005	52	10,444
TOTALS	3,224			2,705	543,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,705	133.6944	221.93	600,321	2005	2005	0	0	0	9.50	90.50

1 SFR CUST 100% - 2026 Heated Area: 2309 HX Base Yr 2026



1745 HOWARD LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		543,291
TOTAL MARKET OB/XF VALUE		55,179
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		848,470
SOH/AGL Deduction		0
ASSESSED VALUE		848,470
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		797,059
TOTAL JUST VALUE		848,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		837,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080105	H/AC	5,000	01/24/2008
20072150	XFOB	1,000	12/03/2007
20051837	XFOB	4,000	05/24/2005
20051600	SWIM POOL	13,000	04/15/2005
20051562	GAS	1,000	04/12/2005
20051344	NEW CONSTR	1,000	03/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2631/1790	4/17/2023	WD	Q	I	02	900,000
GRANTOR: LEING SARAH P REVOCAB						
GRANTEE: PHILLIPS JAMES S ET						
2433/1188	1/28/2021	WD	U	I	11	100
GRANTOR: LEING SARAH & GEORGE						
GRANTEE: LEING SARAH P REVOC						

BUILDING NOTES

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	
3	0819	CONC 12"	0	100	2	4	8.00	SF	9.50	9.50	100	2005	2005	3	83	63	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2005	2005	05	85	51,000	
8	0910	SCRN RM L	0	100	20	17	340.00	SF	15.00	15.00	100	2005	2005	3	21	1,071	

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=-19,0] N4 W21 S31 S1 E14 D8R8 S11 D12L12 U2L2 W8 S29 E23 N10 E17 N52 W9 S2 W3 N2 W8 S1 W3 N6 E4 N19 $
FGR=[YR=2005;ORIG=0,0] W19 S19 W4 S6 E3 N1 E8 S2 E3 N2 E9 N24 $
FOP=[YR=2005;ORIG=-40,48] S9 E8 D2R2 U12R12 W22 S1 $
FOP=[YR=2005;ORIG=-17,86] E17 N10 W17 S10 $
FOP=[YR=2005;ORIG=-24,47] E6 N11 U8L8 D4R2 S15 $
.

LAND DESCRIPTION

TOTAL OB/XF 55,179

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	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