BLOCK 23 LOT 3
IN OR 2538/1019
AMELIA PARK PHASE 2 UNIT 8

BRUCE RICHARD S & NORA CL/E
1785 SCHOOL ST
FERNANDINA BEACH, FL 32034-4758

2026

00-00-31-102P-0023-0030

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	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

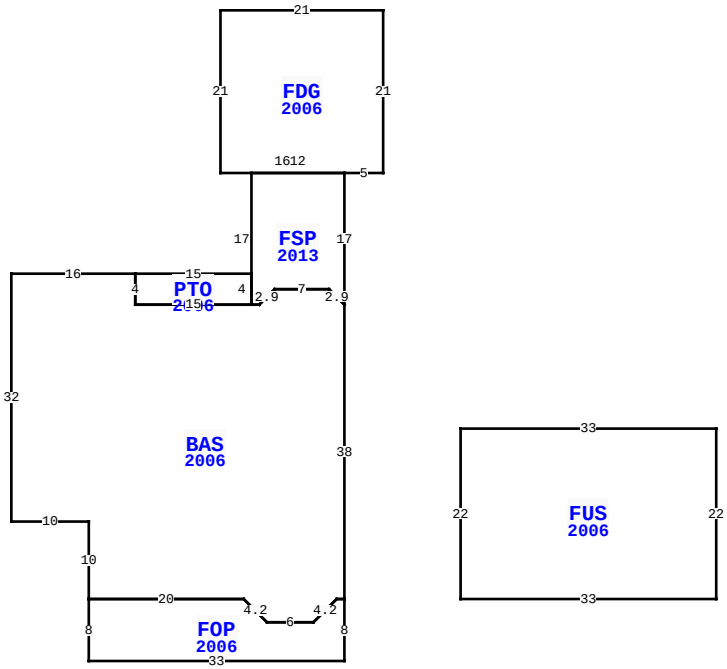
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,643	100	2006	1,643	321,677
FDG	441	60	2006	265	51,884
FOP	237	30	2006	71	13,901
FSP	186	40	2013	74	14,488
FUS	726	100	2006	726	142,141
PTO	60	5	2006	3	587
TOTALS	3,293			2,782	544,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,782	129.6096	215.15	598,547	2006	2006	0	0	0	9.00	91.00

1 SFR CUST 100% - 2009 Heated Area: 2369 HX Base Yr 2009



1785 SCHOOL ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		544,678
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		872,758
SOH/AGL Deduction		469,758
ASSESSED VALUE		403,000
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		351,589
TOTAL JUST VALUE		872,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		909,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061016	OTHER	72	05/12/2006
20060328	NEW CONSTR	2,000	02/13/2006
20060196	H/AC	8,000	01/24/2006
20060130	GAS	200	01/20/2006
20053008	NEW CONSTR	7,000	11/15/2005
20052715	DEMOLITION	2,000	09/23/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2538/1019	2/07/2022	LE	U	I	14	100
GRANTOR: BRUCE RICHARD S & NOR						
GRANTEE: BRUCE RICHARD S L/E						
1351/1083	9/21/2005	WD	Q	V		97,700
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: BRUCE RICHARD S & N						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] N8 BAS=[YR=2006] N38 FSP=[YR=2013] N17
FDG=[YR=2006] E5N21W21 S21E16$W12S17E1 R2 U2 E7 R2 D2 $ U2
L2 W7 D2 L2 W1PTO=[YR=2006] N4W15 S4E15$W15N4W16S32E10S10E20
D3 R3 E6 R3 U3 E1$W1 D3 L3 W6 U3 L3 W20S8E33$ PTR=N8E15
FUS=[YR=2006] N22E33S22W33$ S8W15$.

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	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	65.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	325,000							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS