

BLOCK 23 LOT 5
IN OR 1301/948
AMELIA PARK PHASE 2 UNIT 8

VOLP ROBERT L & CHRISTINE M
1777 SCHOOL ST
FERNANDINA BEACH, FL 32034-4758

2026

00-00-31-102P-0023-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 70
Interior Floor	14	CARPET 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.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,338	100	2005	2,338	461,835
FGR	414	55	2005	228	45,038
FOP	84	30	2005	25	4,939
FOP	180	30	2005	54	10,667
FOP	288	30	2005	86	16,988

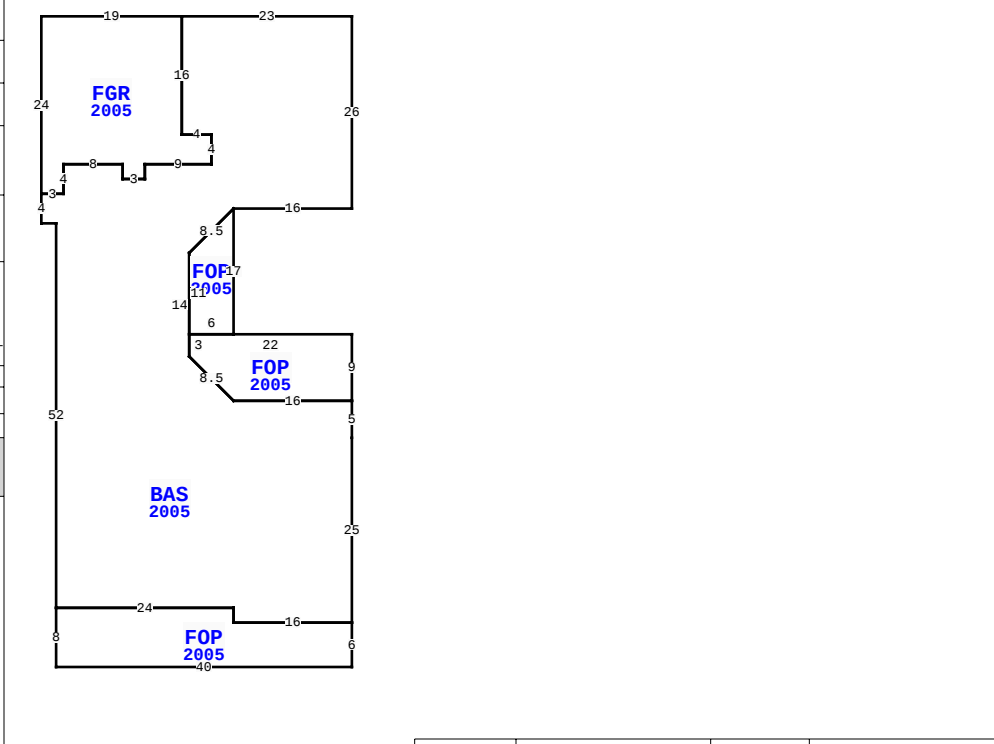
TOTALS	3,304			2,731	539,466
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0910	SCRN RM L	0	100	0	0	464.00	SF	15.00
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00

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	0003	R-2	0.00	0.00	60.00

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,731	131.4864	218.27	596,095	2005	2005	0	0	9.50	90.50
1 SFR CUST				100% - 2007	Heated Area: 2338			HX Base Yr 2007			



1777 SCHOOL ST, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
49,576									

Total Acres: 0.00	Total Land Value: 300,000	Market: 0	Agricultural: 0	Common: 300,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	539,466		
TOTAL MARKET OB/XF VALUE	49,576		
TOTAL LAND VALUE - MARKET	300,000		
TOTAL MARKET VALUE	889,042		
SOH/AGL Deduction	482,938		
ASSESSED VALUE	406,104		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	354,693		
TOTAL JUST VALUE	889,042		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	894,647		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120590	XFOB	5,950	04/10/2012
20110353	XFOB	2,144	03/04/2011
20110229	SWIM POOL	19,600	02/14/2011
20053095	OTHER	2,000	11/30/2005
20052573	XFOB	5,000	08/30/2005
20052261	GAS	1,000	07/19/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1301/0948	3/14/2005	WD	Q	V	
GRANTOR: BRYLEN HOMES LTD					SALE PRICE
GRANTEE: VOLP ROBERT L & CHR					
1271/0646	11/04/2004	WD	U	V	19
GRANTOR: AMELIA PARK DEVELOPME					81,200
GRANTEE: BRYLEN HOMES LTD					65,000

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2005;ORIG=0,0] W23 S16 E4 S4 W9 S2 W3 N2 W8 S4 W3 S4 E2 S52 E24 S2 E16 N25 N5 W16 U6L6 N14 U6R6 E16 N26 \$									
FGR=[YR=2005;ORIG=-23,0] W19 S24 E3 N4 E8 S2 E3 N2 E9 N4 W4 N16 \$									
FOP=[YR=2005;ORIG=-40,80] S8 E40 N6 W16 N2 W24 \$									
FOP=[YR=2005;ORIG=-22,43] S3 D6R6 E16 N9 W22 \$									
FOP=[YR=2005;ORIG=-16,26] D6L6 S11 E6 N17 \$									