BLOCK 23 LOT 8
L/E OR 1680/586
AMELIA PARK PHASE 2 UNIT 8

ZVOCH MARGARET L/E/
1855 HOWARD LANE
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0023-0080

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	19	MARBLE 100
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

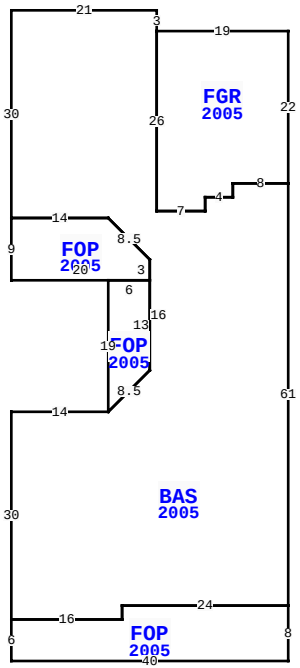
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,437	100	2005	2,437	589,681
FGR	454	55	2005	250	60,493
FOP	96	30	2005	29	7,017
FOP	162	30	2005	49	11,856
FOP	288	30	2005	86	20,810
TOTALS	3,437			2,851	689,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,851	161.0690	267.37	762,272	2005	2005	0	0	0	9.50	90.50

1 SFR CUST 100% - 2006 Heated Area: 2437 HX Base Yr 2006



1855 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		689,856
TOTAL MARKET OB/XF VALUE		55,422
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		995,278
SOH/AGL Deduction		477,466
ASSESSED VALUE		517,812
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		461,401
TOTAL JUST VALUE		995,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		994,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052732	SWIM POOL	14,000	09/26/2005
20052733	NEW CONSTR	1,000	09/26/2005
20052479	GAS	1,000	08/18/2005
20052326	NEW CONSTR	2,000	07/29/2005
20052260	H/AC	6,000	07/19/2005
20051754	NEW CONSTR	1,000	05/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1680/0586	5/18/2010	WD	U	I	14	100
GRANTOR: ZVOCH THOMAS B & MARG						
GRANTEE: ZVOCH THOMAS B & MA						
1296/1598	2/22/2005	WD	Q	V		93,400
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: ZVOCH THOMAS B & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=-19,0] N3 W21 S30 E14 D6R6 S16 D6L6 W14 S30 E16 N2 E24 N61 W8 S2 W4 S2 W7 N26 $
FGR=[YR=2005;ORIG=0,0] W19 S26 E7 N2 E4 N2 E8 N22 $
FOP=[YR=2005;ORIG=-40,85] S6 E40 N8 W24 S2 W16 $
FOP=[YR=2005;ORIG=-40,27] S9 E20 N3 U6L6 W14 $
FOP=[YR=2005;ORIG=-26,55] U6R6 N13 W6 S19 $
.

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	
4	0819	CONC 12"	0	100	9	3	27.00	SF	9.50	9.50	100	2005	2005	3	83	213	
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	0911	SCRN RM A	0	100	0	0	308.00	SF	18.00	18.00	100	2005	2005	3	21	1,164	

LAND DESCRIPTION

TOTAL OB/XF 55,422

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