BLOCK 23 LOT 9
AMELIA PARK PHASE 2 UNIT 8
PB 6/391

MEYER CRAIG WILLIAM & ANITA LOUISE
1835 HOWARD LN
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0023-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

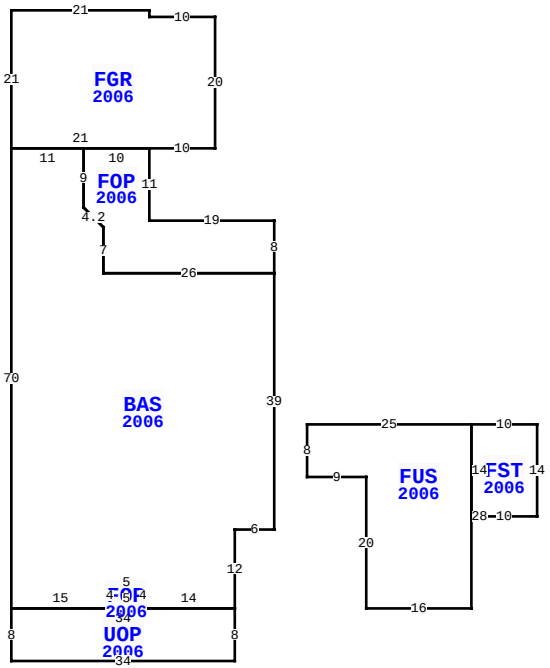
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,183	100	2006	2,183	417,270
FGR	641	55	2006	353	67,475
FOP	20	30	2006	6	1,147
FOP	317	30	2006	95	18,159
FST	140	55	2006	77	14,718
FUS	520	100	2006	520	99,396
UOP	272	20	2006	54	10,322
TOTALS	4,093			3,288	628,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,288	126.5368	210.05	690,644	2006	2006	0	0	0	9.00	91.00

1 SFR CUST 100% - 2026 Heated Area: 2703 HX Base Yr 2026



1835 HOWARD LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		628,486
TOTAL MARKET OB/XF VALUE		42,542
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		921,028
SOH/AGL Deduction		194,581
ASSESSED VALUE		726,447
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		675,036
TOTAL JUST VALUE		921,028
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		933,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120255	ELEC OTHER	1,005	02/15/2012
20110228	H/AC	4,030	02/16/2011
20062268	OTHER	104	10/03/2006
20061962	SWIM POOL	25,450	08/22/2006
20061963	ELEC OTHER	700	08/22/2006
20061262	NEW CONSTR	4,000	06/05/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2774/1098	3/14/2025	WD	Q	I	02	1,000,000
GRANTOR: FITZGERALD GREGG A						
GRANTEE: MEYER CRAIG WILLIAM						
2755/440	12/04/2024	FJ	U	I	11	0
GRANTOR: FITZGERALD GUY A EST						
GRANTEE: FITZGERALD GREGG A						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2006] N8 BAS=[YR=2006] N12 E6 N39 FOP=[YR=2006] N8W19N11 FGR=[YR=2006] E10 N20W10N1W21S21E21$W10S9 D3 R3 S7E26$W26N7 U3 L3 N9W11S70E15 FOP=[YR=2006] E5N4W5S4$N4E5S4E14$W34 S8E34$ PTR=N8E20 FUS=[YR=2006] N20 W9N8E25FST=[YR=2006] E10S14W10N14$ S28W16$ W20S8$.

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2006	2006	04	85	42,500	
8	1243	WD DECK F	0	100	3	8	24.00	SF	8.00	8.00	100	2006	2006	3	22	42	

LAND DESCRIPTION

TOTAL OB/XF 42,542

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