

BLOCK 23 LOT 11
PT OR 1721/1686
AMELIA PARK PHASE 2 UNIT 8

FOREMAN C MAURY & CARLA K
1786 HEATHER ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0023-0110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 90
Roof Cover	01	MINIMUM 10
Interior Wall	05	DRYWALL 100
Interior Floo	16	EPOXY STRP 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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

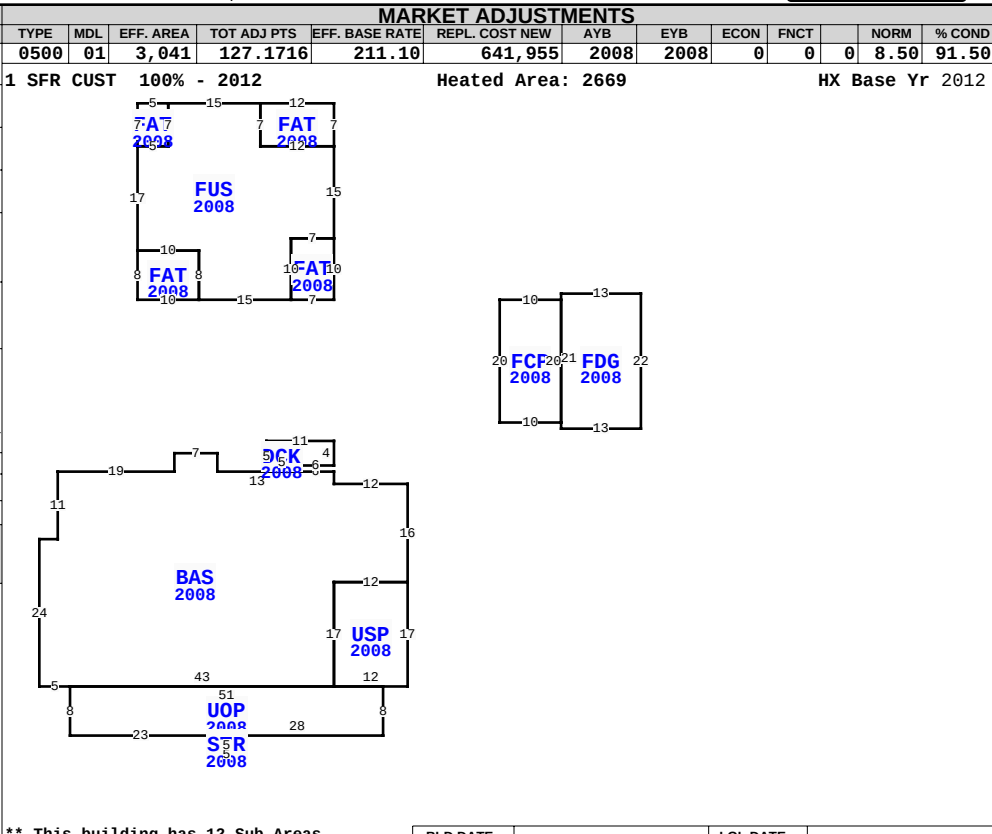
MAP NUM		MKT AREA	01
---------	--	----------	----

NEIGHBORHOOD/LOC	1031.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2008	1,860	359,271
DCK	49	10	2008	5	966
FAT	35	20	2008	7	1,352
FAT	70	20	2008	14	2,704
FAT	80	20	2008	16	3,091
FAT	84	20	2008	17	3,284
FCP	200	25	2008	50	9,658
FDG	286	60	2008	172	33,223
FUS	755	100	2008	755	145,834
STR	15	10	2008	2	386
TOTALS	4,046			3,041	587,389

EXTRA FEATURES		
----------------	--	--

L N	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	2008	2008	3	90	3,150	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2011	2011	04	90	45,000	
7	0910	SCRN RM L	0	100	0	0	713.00	SF	15.00	15.00	100	2011	2011	3	40	4,278	



1786 HEATHER ST, FERNANDINA BEACH

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

LAND DESCRIPTION										TOTAL OB/XF										52,428		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA					
1	000100	C	RES	100	0003	R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	2					
				</																		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		587,389			
TOTAL MARKET OB/XF VALUE		52,428			
TOTAL LAND VALUE - MARKET		250,000			
TOTAL MARKET VALUE		889,817			
SOH/AGL Deduction		472,902			
ASSESSED VALUE		416,915			
TOTAL EXEMPTION VALUE		51,411			HX HB
BASE TAXABLE VALUE		365,504			
TOTAL JUST VALUE		889,817			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		898,834			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111446	XFOB	7,050	08/23/2011
20111123	SWIM POOL	30,000	07/05/2011
20080578	OTHER	2,100	04/11/2008
20071942	GAS	495	10/12/2007
20071853	ELEC OTHER	6,500	10/02/2007
20070926	OTHER	6,500	05/23/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1721/1686	1/21/2011	WD	Q	I	02	508,700
GRANTOR: EMBRY JOEL E & MARY M						
GRANTEE: FOREMAN C MAURY & C						
1475/1634	2/01/2007	WD	U	V	07	100
GRANTOR: AMELIA PARK DEV LLP						
GRANTEE: EMBRY JOEL E & MARY						

BUILDING NOTES		
----------------	--	--

BUILDING DIMENSIONS		
BAS=[YR=2008] W12N2W6DCK=[YR=2008] N1E6N4		
W11S5E5\$W13N3W7S3W19S11W3S24E5 UOP=[YR=2008] S8E23		
STR=[YR=2008] S3E5N3W5 \$ E28N8W51\$ E43 USP=[YR=2008] E12N17		
W12S17\$ N17E12N16\$ PTR=W12N30 FAT=[YR=2008] N10 FUS=[YR=2008]		
N15 FAT=[YR=2008] N7W12S7E12\$ W12N7W15 FAT=[YR=2008]		
W5S7E5N7\$ S7W5S17 FAT=[YR=2008] S8E10N8W10\$ E10S8E15 N10E7\$		
W7S10E7\$ S30E12\$ PTR= E15N10 FCP=[YR=2008] E10 FDG=[YR=2008]		
S1 E13N22W13S21\$ N20W10S20\$ S10 W15\$.		