BLOCK 24 LOT 9
AMELIA PARK PHASE 2 UNIT 9
PB 7/119

COLEMAN CHRISTOPHER RYAN/COLEY STEPHANI ALICIA
1626 NOLEN LN
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0024-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

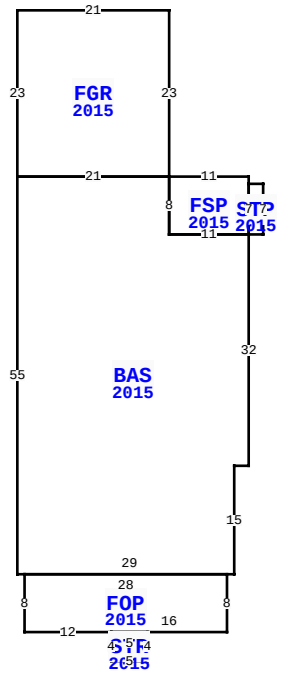
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,642	100	2015	1,642	334,430
FGR	483	55	2015	266	54,177
FOP	224	30	2015	67	13,646
FSP	88	40	2015	35	7,128
STP	14	10	2015	1	203
STR	20	10	2015	2	408
TOTALS	2,471			2,013	409,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,013	128.4780	213.27	429,313	2015	2015	0	0	0	4.50	95.50

1 SFR CUST 0% - 2026 Heated Area: 1642 HX Base Yr



1626 NOLEN 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	409,994
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	609,994
SOH/AGL Deduction	0
ASSESSED VALUE	609,994
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	609,994
TOTAL JUST VALUE	609,994
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	742,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150311	CO ISSUED	0	08/27/2015
20150311	NEW CONSTR	225,000	02/10/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2807/905	8/06/2025	WD	Q	I	01	800,000
GRANTOR: VERMEER REVOCABLE LIV						
GRANTEE: COLEMAN CHRISTOPHER						
2665/1470	9/08/2023	QC	U	I	11	100
GRANTOR: VERMEER JEFFREY D & N						
GRANTEE: VERMEER REVOCABLE L						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2015] W21 S23 BAS=[YR=2015] S55 E1 FOP=[YR=2015] S8 E12 STR=[YR=2015] S4 E5 N4 W5$ E16 N8 W28$ E29 N15 E2 N32 STP=[YR=2015] E2 N7 W2 FSP=[YR=2015] N1 W11 S8 E11 N7$ S7$ W11 N8 W21$ E21 N23$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		R-2	0.00	0.00	40.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS