LOT 5
IN OR 1666/546
AMELIA PARK COTTAGE BLOCK

HAFFEY GEORGE F & SHARON S
1640 NORTHPARK DR
FERNANDINA BEACH, FL 32034-0100

2026

00-00-31-102R-0005-0000

BUILDING CHARACTERISTICS

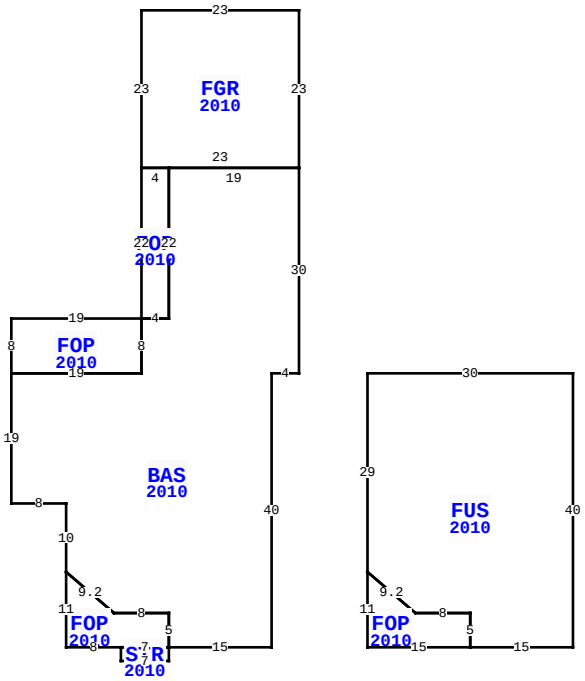
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,858	100	2010	1,858	336,862
FGR	529	55	2010	291	52,759
FOP	88	30	2010	26	4,714
FOP	96	30	2010	29	5,258
FOP	96	30	2010	29	5,258
FOP	152	30	2010	46	8,340
FUS	1,104	100	2010	1,104	200,159
STR	14	10	2010	1	181
TOTALS	3,937			3,384	613,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,384	117.4380	194.95	659,711	2010	2010	0	0	0	7.00	93.00

1 SFR CUST 100% - 2012 Heated Area: 2962 HX Base Yr 2012



1640 NORTHPARK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		613,531
TOTAL MARKET OB/XF VALUE		54,220
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		917,751
SOH/AGL Deduction		492,196
ASSESSED VALUE		425,555
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		374,144
TOTAL JUST VALUE		917,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		922,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101293	SWIM POOL	22,224	08/05/2010
20101293	SWIM POOL	22,224	08/05/2010
20100877	NEW CONSTR	2,000	05/27/2010
20100524	NEW CONSTR	326,000	03/10/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1666/0546	2/26/2010	WD	Q	V	03	75,000
GRANTOR: CUSTOM HOMES BY BRYAN						
GRANTEE: HAFFEY GEORGE F & S						
1666/0543	2/26/2010	WD	U	V	12	68,000
GRANTOR: THE PARK AVENUE BANK						
GRANTEE: CUSTOM HOMES BY LEN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2010] W23S23 FOP=[YR=2010] S22 FOP=[YR=2010] W19 S8 BAS=[YR=2010] S19 E8 S10 FOP=[YR=2010] S11E8STR=[YR=2010] S2E7 N2W7$ E7N5W8 U6 L7 $ D6 R7 E8S5 E15N40E4N30W19 S22W4S8W19$ E19 N8$ E4N22W4$ E23N23$ PTR=E10 S53 FUS=[YR=2010] S29 FOP=[YR=2010] S11E15 N5W8 U6 L7 $ D6 R7 E8S5E15N40 W30$ N53W10$.

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	2010	2010	3	92	3,220	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2010	2010	05	85	51,000	

LAND DESCRIPTION

TOTAL OB/XF 54,220

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	0003	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