

UNIT 201  
IN OR 2045/1970  
AMELIA PARK COURTYARD PHASE 2

STUMPF JOHN & ARLINE TRUST/STUMPF JOHN F TRUSTEE  
1655 OLMSTED LN  
FERNANDINA BEACH, FL 32034

2026

00-00-31-102V-0201-0000



| BUILDING CHARACTERISTICS    |  |  |  |  |  |  |  |  |  | MARKET ADJUSTMENTS                       |  |  |  |  |  |  |  |  |  | NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|--|--|--|--|------------------------------------------|--|--|--|--|--|--|--|--|--|---------------------------|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION                |  |  |  |  |  |  |  |  |  | VALUATION SUMMARY                        |  |  |  |  |  |  |  |  |  | PAGE 1 of 1               |  |  |  |  |  |  |  |  |  |
| Floor                       |  |  |  |  |  |  |  |  |  | 1028300                                  |  |  |  |  |  |  |  |  |  | 2                         |  |  |  |  |  |  |  |  |  |
| Location                    |  |  |  |  |  |  |  |  |  | 1 CONDO 0% - 0                           |  |  |  |  |  |  |  |  |  | HX Base Yr                |  |  |  |  |  |  |  |  |  |
| View Lump                   |  |  |  |  |  |  |  |  |  | STREET 100                               |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |
| Desirable                   |  |  |  |  |  |  |  |  |  | LOWER FLAT                               |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |
| Balcony                     |  |  |  |  |  |  |  |  |  | FOP/PATIO 100                            |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |
| Parking                     |  |  |  |  |  |  |  |  |  | ATT GARAGE 100                           |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |
| Bedrooms                    |  |  |  |  |  |  |  |  |  | 2 100                                    |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |
| Bathrooms                   |  |  |  |  |  |  |  |  |  | 2 100                                    |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |
| Oth Rooms                   |  |  |  |  |  |  |  |  |  | 2 100                                    |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |
| Quality                     |  |  |  |  |  |  |  |  |  | 03 Quality Level 03                      |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |
| DOR CODE                    |  |  |  |  |  |  |  |  |  | 0400 CONDOMINIUM                         |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |
| MAP NUM                     |  |  |  |  |  |  |  |  |  | MKT AREA                                 |  |  |  |  |  |  |  |  |  | 01                        |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC            |  |  |  |  |  |  |  |  |  | 1032.00                                  |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |
| AREA TYPE                   |  |  |  |  |  |  |  |  |  | TOTAL GROSS AREA                         |  |  |  |  |  |  |  |  |  | PCT OF BASE               |  |  |  |  |  |  |  |  |  |
| YEAR                        |  |  |  |  |  |  |  |  |  | TOT ADJ AREA                             |  |  |  |  |  |  |  |  |  | SUBAREA MARKET VALUE      |  |  |  |  |  |  |  |  |  |
| TOTALS                      |  |  |  |  |  |  |  |  |  | 1,476                                    |  |  |  |  |  |  |  |  |  | 1,476                     |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES              |  |  |  |  |  |  |  |  |  | 1821 PERIMETER PARK RD, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |
| 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                                    |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION            |  |  |  |  |  |  |  |  |  | TOTAL OB/XF                              |  |  |  |  |  |  |  |  |  | 0                         |  |  |  |  |  |  |  |  |  |
| 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                           |  |  |  |  |  |  |  |  |  | LAND VALUE                |  |  |  |  |  |  |  |  |  |
| OTHER ADJUSTMENTS AND NOTES |  |  |  |  |  |  |  |  |  | YEAR                                     |  |  |  |  |  |  |  |  |  | DENSITY                   |  |  |  |  |  |  |  |  |  |
| DECL                        |  |  |  |  |  |  |  |  |  | FRZ                                      |  |  |  |  |  |  |  |  |  | YR                        |  |  |  |  |  |  |  |  |  |
| CONSRV                      |  |  |  |  |  |  |  |  |  |                                          |  |  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |
| REVIEW DATE                 |  |  |  |  |  |  |  |  |  | 01/14/2025                               |  |  |  |  |  |  |  |  |  | BY JW                     |  |  |  |  |  |  |  |  |  |
| Total Acres:                |  |  |  |  |  |  |  |  |  | 0.00                                     |  |  |  |  |  |  |  |  |  | Total Land Value:         |  |  |  |  |  |  |  |  |  |
| Market:                     |  |  |  |  |  |  |  |  |  | 0                                        |  |  |  |  |  |  |  |  |  | Agricultural:             |  |  |  |  |  |  |  |  |  |
| Common:                     |  |  |  |  |  |  |  |  |  | 0                                        |  |  |  |  |  |  |  |  |  | PRINTED 07/09/2026 BY SYS |  |  |  |  |  |  |  |  |  |