UNIT 210
AMELIA PARK COURTYARD PHASE 2
OR 1453/1364

VILLA 210 TRUST
1839 PERIMETER PARK RD
FERNANDINA BEACH, FL 32034

2026

00-00-31-102V-0210-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		2 100	1028300
Location	INTERIOR	INTERIOR 100	
View Lump Sum	STREET	STREET 100	
Desirability	UPPER FLAT	UPPER FLAT 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	ATT GARAGE	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	1,540			1,540	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1 CONDO		1,540				2005	2005	100	100	0		

100% - 2024 HX Base Yr 2024

1839 PERIMETER PARK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		404,680
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		404,680
SOH/AGL Deduction		199,938
ASSESSED VALUE		204,742
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		153,331
TOTAL JUST VALUE		404,680
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2675/97	10/20/2023	WD	Q	I	01	481,000
GRANTOR: MARTINEZ MARY JANE L						
GRANTEE: VILLA 210 TRUST						
1746/0843	6/30/2011	WD	Q	I	02	162,500
GRANTOR: HANNAH JAMES R JR & D						
GRANTEE: MARTINEZ MARY JANE						

BUILDING NOTES

BUILDING DIMENSIONS

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

REVIEW DATE 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS