BLOCK 1 LOT 7
AMELIA PARK TOWN CENTER
BLOCKS 1 & 4 PBK 8/185

JOZSA BRADDEN & CRYSTAL TRUST/JOZSA BRADDEN A TRUS
1791 AZALEA STREET
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-127P-0001-0070**

## BUILDING CHARACTERISTICS

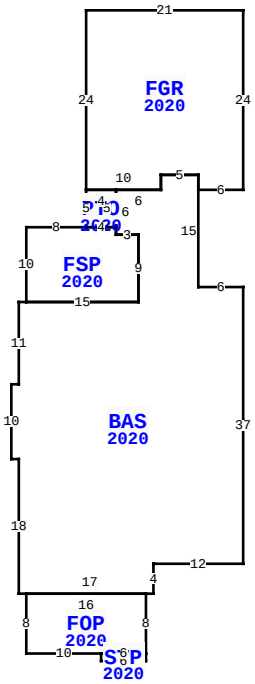
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| 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 | 1031.100 | |

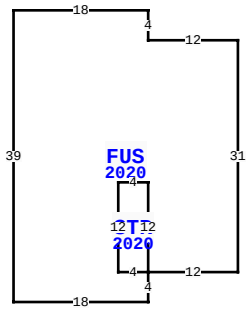
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,292 | 100 | 2020 | 1,292 | 278,682 |
| FGR | 494 | 55 | 2020 | 272 | 58,670 |
| FOP | 128 | 30 | 2020 | 38 | 8,197 |
| FSP | 147 | 40 | 2020 | 59 | 12,726 |
| FUS | 1,074 | 100 | 2020 | 1,074 | 231,659 |
| PTO | 20 | 5 | 2020 | 1 | 216 |
| STP | 6 | 10 | 2020 | 1 | 216 |
| STR | 48 | 10 | 2020 | 5 | 1,079 |
| TOTALS | 3,209 | | | 2,742 | 591,444 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,742 | 132.5904 | 220.10 | 603,514 | 2020 | 2020 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SFR CUST 100% - 2021 Heated Area: 2366 HX Base Yr 2021




1791 AZALEA ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/04/2026 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 | | 591,444 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 225,000 |
| TOTAL MARKET VALUE | | 816,444 |
| SOH/AGL Deduction | | 228,856 |
| ASSESSED VALUE | | 587,588 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 536,177 |
| TOTAL JUST VALUE | | 816,444 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 858,526 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2025-1628 | CONVERTING EXISTI | 7,500 | 12/17/2025 |
| 20190693 | NEW CONSTR | 311,148 | 12/30/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2442/1077 | 12/10/2020 | QC | U | I | 11 | 100 |
| GRANTOR: JOZSA BRADDEN A & CYR | | | | | | |
| GRANTEE: JOZSA BRADDEN A & C | | | | | | |
| 2381/1612 | 8/04/2020 | WD | Q | I | 02 | 598,200 |
| GRANTOR: RIVERSIDE HOMES OF NO | | | | | | |
| GRANTEE: JOZSA CRYSTAL R & B | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2020] W21 S24 PTO=[YR=2020] S5 FSP=[YR=2020] W8 S10 BAS=[YR=2020] W1 S11 W1 S10 E1 S18 E1 FOP=[YR=2020] S8 E10 STP=[YR=2020] S1 E6 N1 W6 $ E6 N8 W16$ E17 N4 E12 N37 W6 N15W5 S2 W6 S6 E3 S9 W15 $ E15 N9 W3 N1 W4$ E4 N5 W4 $ E10 N2 E5 S2 E6 N24 $ PTR= E30 FUS=[YR=2020] E18 S4 E12 S31 W12 STR=[YR=2020] N12 W4 S12 E4 $ S4 W18 N39 $ W30 $.

## 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 | 100 | | R-2 | 0.00 | 0.00 | 45.00 | FF | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 225,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/09/2026 BY SYS