BLOCK 4 LOT 5
AMELIA PARK TOWN CENTER
BLOCKS 1 & 4 PBK 8/185

BATCHELOR FAMILY TRUST/BATCHELOR JOHN TRUSTEE
1425 PARK AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-31-127P-0004-0050

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

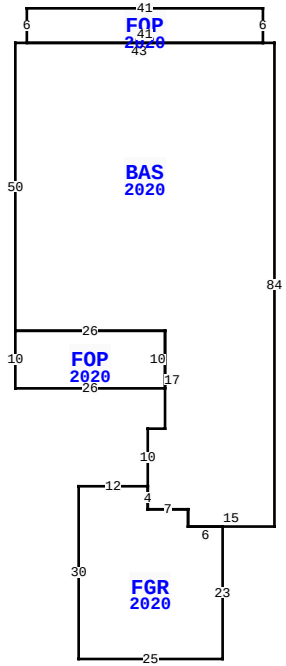
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,926	100	2020	2,926	599,303
FGR	680	55	2020	374	76,603
FOP	246	30	2020	74	15,157
FOP	260	30	2020	78	15,976
TOTALS	4,112			3,452	707,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,452	125.9020	209.00	721,468	2020	2020	0	0	0	2.00	98.00

1 SFR CUST 100% - 2021 Heated Area: 2926 HX Base Yr 2021



1425 PARK AV, 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		707,039
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		1,057,039
SOH/AGL Deduction		544,092
ASSESSED VALUE		512,947
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		461,536
TOTAL JUST VALUE		1,057,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,070,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190343	CO ISSUED	0	12/18/2020
20190343	NEW CONSTR	0	06/14/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2620/0012	2/01/2023	WD	U	I	11	100
GRANTOR: BATCHELOR JOHN & SUZA						
GRANTEE: BATCHELOR FAMILY TR						
2192/0910	4/24/2018	SW	Q	V	02	130,000
GRANTOR: AMELIA PARK TND LLC						
GRANTEE: BATCHELOR JOHN & SU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W2 FOP=[YR=2020] N6 W41 S6 E41 $ W43 S50
FOP=[YR=2020] S10 E26 N10 W26 $ E26 S17 W3 S10 FGR=[YR=2020]
W12 S30 E25 N23 W6 N3 W7 N4 $ S4 E7 S3 E15 N84 $.

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		C-1	0.00	0.00	70.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	350,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS