BLOCK 2 LOT 1
AMELIA PARK TOWN CENTER BLOCKS
2 & 3 PBK 8/315

CUFF JOHN M & GRACE M
1812 PERIMETER PARK RD W
FERNANDINA BEACH, FL 32034

2026

00-00-31-128P-0002-0010

NASSAU COUNTY PROPERTY

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	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

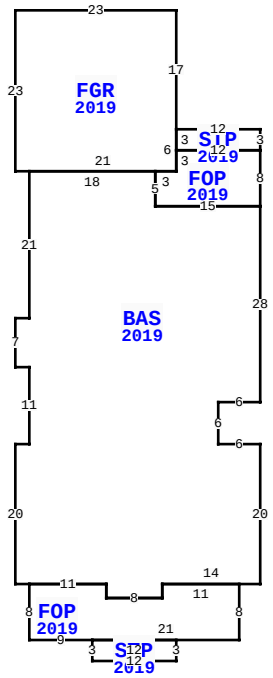
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1031.200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,906	100	2019	1,906	434,575
FGR	529	55	2019	291	66,349
FOP	111	30	2019	33	7,524
FOP	224	30	2019	67	15,276
STP	36	10	2019	4	912
STP	36	10	2019	4	912
TOTALS	2,842			2,305	525,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,305	140.8750	233.85	539,024	2019	2019	0	0	0	2.50	97.50

1 SFR CUST 100% - 2026 Heated Area: 1906 HX Base Yr 2026



1812 W PERIMETER PARK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		525,548
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		245,000
TOTAL MARKET VALUE		770,548
SOH/AGL Deduction		0
ASSESSED VALUE		770,548
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		719,137
TOTAL JUST VALUE		770,548
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		818,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20184133	NEW CONSTR	261,856	12/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2282/1302	6/14/2019	WD	Q	I	01	589,200
GRANTOR: RIVERSIDE HOMES OF N						
GRANTEE: CUFF JOHN M & GRACE						
2229/1366	10/03/2018	SW	Q	V	05	424,500
GRANTOR: AMELIA PARK TND LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

STP=[YR=2019] W12 FGR=[YR=2019] N17 W23 S23 E2 BAS=[YR=2019] S21 W2 S7 E2 S11 W2 S20 E2 FOP=[YR=2019] S8 E9 STP=[YR=2019] S3 E12 N3 W12$ E21 N8 W11 S2 W8 N2 W11$ E11 S2 E8 N2 E14 N20 W6 N6 E6 N28 FOP=[YR=2019] N8 W12 S3 W3 S5 E15$ W15 N5 W18$ E21 N6$ S3 E12 N3$.

EXTRA FEATURES

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	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	49.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	245,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 245,000 Market: 0 Agricultural: 0 Common: 245,000 PRINTED 07/09/2026 BY SYS