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

METZLER MARK H & MARSHA G JOINT TRUST/METZLER MARK
1806 PERIMETER PARK RD
FERNANDINA BEACH, FL 32034

2026

00-00-31-128P-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

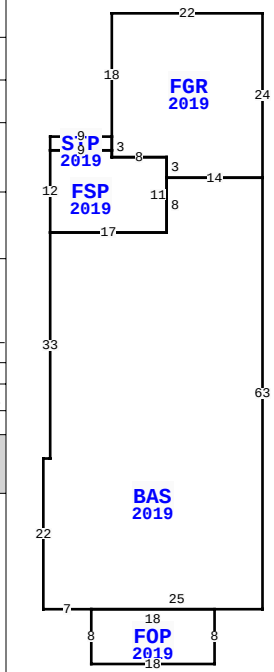
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,839	100	2019	1,839	404,542
FGR	504	55	2019	277	60,935
FOP	144	30	2019	43	9,459
FSP	196	40	2019	78	17,158
STP	18	10	2019	2	440
TOTALS	2,701			2,239	492,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,239	135.9162	225.62	505,163	2019	2019	0	0	0	2.50	97.50

1 SFR CUST 100% - 2023 Heated Area: 1839 HX Base Yr 2023



1806 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		492,534
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		245,000
TOTAL MARKET VALUE		737,534
SOH/AGL Deduction		125,744
ASSESSED VALUE		611,790
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		560,379
TOTAL JUST VALUE		737,534
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		778,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20184297	NEW CONSTR	253,022	12/26/2018
20184297	NEW CONSTR	253,022	12/26/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2569/0285	6/08/2022	WD	U	I	11	100
GRANTOR: PASIEKA DIANE I						
GRANTEE: PASIEKA DIANE I FAM						
2568/1868	6/08/2022	TD	U	I	11	100
GRANTOR: PASIEKA JOHN F FAMILY						
GRANTEE: PASIEKA DIANE ISABE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W22 S18 STP=[YR=2019] W9 S2 FSP=[YR=2019] S12 BAS=[YR=2019] S33 W1 S22 E7 FOP=[YR=2019] S8 E18 N8 W18$ E25 N63 W14 S8 W17$ E17 N11 W8 N1 W9$ E9 N2$ S3 E8 S3 E14 N24$.

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	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