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

CODY PATRICK JAMES & ALICE ROCHE
19 AMBAR PL
BERNARDSVILLE, NJ 07924

2026

00-00-31-128P-0002-0030

BUILDING CHARACTERISTICS

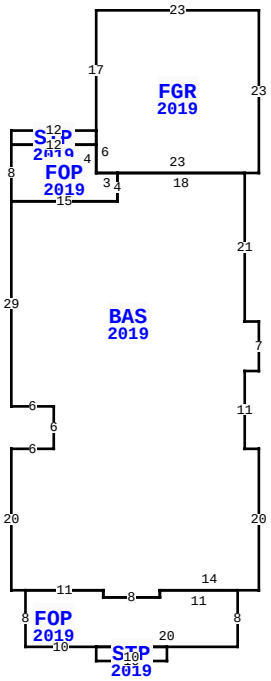
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,913	100	2019	1,913	413,845
FGR	529	55	2019	291	62,953
FOP	108	30	2019	32	6,923
FOP	232	30	2019	70	15,144
STP	20	10	2019	2	433
STP	24	10	2019	2	433
TOTALS	2,826			2,310	499,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,310	133.6622	221.88	512,543	2019	2019	0	0	0	2.50	97.50

1 SFR CUST 0% - 2026 Heated Area: 1913 HX Base Yr



1800 W PERIMETER PARK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024 MLU
INC DATE		AG DATE	

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
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	98	1,960	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	499,729
TOTAL MARKET OB/XF VALUE	1,960
TOTAL LAND VALUE - MARKET	245,000
TOTAL MARKET VALUE	746,689
SOH/AGL Deduction	0
ASSESSED VALUE	746,689
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	746,689
TOTAL JUST VALUE	746,689
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	789,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20184136	NEW CONSTR	261,856	12/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2783/1491	4/28/2025	WD	Q	I	01	823,500
GRANTOR: HARLOW PEGGY P LVG TR						
GRANTEE: CODY PATRICK JAMES						
2300/0988	8/23/2019	WD	Q	I	01	615,300
GRANTOR: RIVERSIDE HOMES OF N						
GRANTEE: PEGGY P HARLOW LIVI						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W23 S17 STP=[YR=2019] W12 S2 FOP=[YR=2019] S8 BAS=[YR=2019] S29 E6 S6 W6 S20 E2 FOP=[YR=2019] S8 E10 STP=[YR=2019] S2 E10 N2 W10$ E20 N8 W11 S1 W8 N1 W11$ E11 S1 E8 N1 E14 N20 W2 N11 E2 N7 W2 N21 W18 S4 W15$ E15 N4 W3 N4 W12$ E12 N2$ S6 E23 N23$.

LAND DESCRIPTION

TOTAL OB/XF 1,960

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	0		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