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

DAVENPORT CHARLOTTE S L/E/
1807 PERIMETER PARK RD W
FERNANDINA BEACH, FL 32034

2026

00-00-31-128P-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

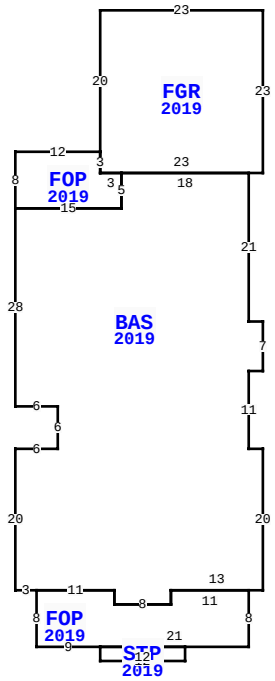
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,906	100	2019	1,906	425,544
FGR	529	55	2019	291	64,970
FOP	111	30	2019	33	7,368
FOP	224	30	2019	67	14,958
STP	24	10	2019	2	447
TOTALS	2,794			2,299	513,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,299	137.9448	228.99	526,448	2019	2019	0	0	0	2.50	97.50

1 SFR CUST 0% - 0 Heated Area: 1906 HX Base Yr



1807 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	513,287
TOTAL MARKET OB/XF VALUE	1,960
TOTAL LAND VALUE - MARKET	210,000
TOTAL MARKET VALUE	725,247
SOH/AGL Deduction	0
ASSESSED VALUE	725,247
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	725,247
TOTAL JUST VALUE	725,247
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	800,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20184131	NEW CONSTR	261,856	12/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2311/0264	10/10/2019	LE	U	I	11	100
GRANTOR: DAVENPORT CHARLOTTE S						
GRANTEE: PECK CHRISTINA L						
2292/0469	7/18/2019	WD	Q	I	01	569,700
GRANTOR: RIVERSIDE HOMES OF N						
GRANTEE: DAVENPORT CHARLOTTE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W23 S20 FOP=[YR=2019] W12 S8 BAS=[YR=2019] S28 E6 S6 W6 S20 E3 FOP=[YR=2019] S8 E9 STP=[YR=2019] S2 E12 N2 W12$ E21 N8 W11 S2 W8 N2 W11$ E11 S2 E8 N2 E13 N20 W2 N11 E2 N7 W2 N21 W18 S5 W15$ E15 N5 W3 N3$ S3 E23 N23$.

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

LAND DESCRIPTION

TOTAL OB/XF 1,960

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	0		R-2	0.00	0.00	42.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	210,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 07/09/2026 BY SYS