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

WESCHE JESSICA L
1801 PERIMETER PARK W
FERNANDINA BEACH, FL 32034

2026

00-00-31-128P-0003-0030

NASSAU COUNTY PROPERTY

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

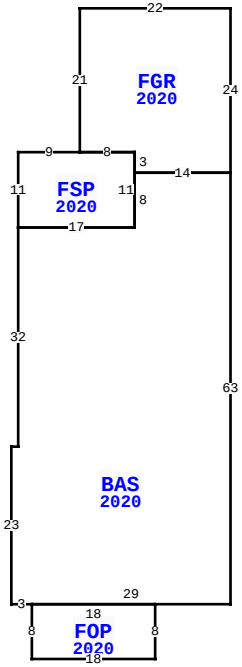
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100	2020	1,840	408,191
FGR	504	55	2020	277	61,450
FOP	144	30	2020	43	9,539
FSP	187	40	2020	75	16,638
TOTALS	2,675			2,235	495,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,235	136.3670	226.37	505,937	2020	2020	0	0	0	2.00	98.00

1 SFR CUST 100% - 2021 Heated Area: 1840 HX Base Yr 2021



1801 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		495,818
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		705,818
SOH/AGL Deduction		187,629
ASSESSED VALUE		518,189
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		466,778
TOTAL JUST VALUE		705,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		773,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200030	NEW CONSTR	254,254	03/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2390/1248	9/04/2020	WD	Q	I	01	567,500
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: WESCHE JESSICA L						
2248/0536	1/07/2019	SW	U	V	30	707,500
GRANTOR: AMELIA PARK TND LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2020] W22 S21 FSP=[YR=2020] W9 S11 BAS=[YR=2020] S32 W1 S23 E3 FOP=[YR=2020] S8 E18 N8 W18 $ E29 N63 W14 S8 W17 $ E17 N11 W8 $ E8 S3 E14 N24 $.

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	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