BLOCK 1 LOT 4
IN OR 2016/716
OAK LAWN PARK #1 PB2/52

PARKIN TRICIA A
1602 ASH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-150A-0001-0040

BUILDING CHARACTERISTICS

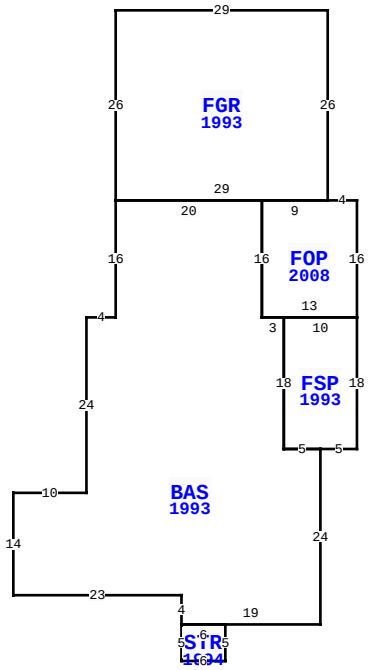
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,662	100	1993	1,662	208,447
FGR	754	55	1993	415	52,049
FOP	208	30	2008	62	7,776
FSP	180	40	1993	72	9,031
STR	30	10	1994	3	376
TOTALS	2,834			2,214	277,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,214	105.8400	147.12	325,724	1939	1995	0	0	0	14.75	85.25

1 SNGL FAM 100% - 2016 Heated Area: 1662 HX Base Yr 2016



1602 ASH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	277,680
TOTAL MARKET OB/XF VALUE	700
TOTAL LAND VALUE - MARKET	191,100
TOTAL MARKET VALUE	469,480
SOH/AGL Deduction	283,893
ASSESSED VALUE	185,587
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	134,176
TOTAL JUST VALUE	469,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	459,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060671	DEMOLITION	0	04/01/2006
20051259	REMODEL	1,000	02/16/2005
20041785	REPAIR/RRF	0	10/05/2004
5831B	REPAIR/RRF	2,000	03/01/1990
3142B	GARAGE	5,500	01/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2016/0716	11/30/2015	WD	U	I	37	145,000
GRANTOR: HARRELL PATRICIA G ET						
GRANTEE: PARKIN TRICIA A						
1989/0490	7/06/2015	FJ	U	I	11	0
GRANTOR: SCARBORO MARY ELIZABE						
GRANTEE: SCARBORO JOHN P JR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W4 FGR=[YR=1993] N26 W29 S26 BAS=[YR=1993] S16 W4 S24 W10 S14 E23 S4STR=[YR=1994] S5E6N5W6$ E19 N24 FSP=[YR=1993] E5N18 W10S18 E5$ W5 N18 W3 N16 W20$ E29$ W9 S16 E13 N16$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	20	700	

LAND DESCRIPTION

TOTAL OB/XF 700

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-1	69.00	150.00	68.25	FF		1.00	1.00	1.00	2,800.00	2,800.00	191,100							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 191,100 Market: 0 Agricultural: 0 Common: 191,100 PRINTED 07/09/2026 BY SYS