BLOCK 1 LOT 2
IN OR 865/1058
AMELIA PARK PHASE 1 UNIT 1

DAVIS GAINES GAIL
1893 LAKE PARK DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0001-0020

BUILDING CHARACTERISTICS

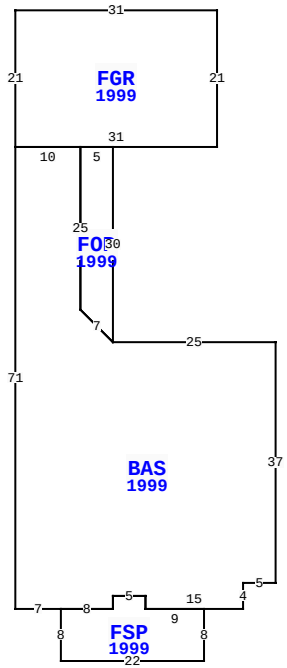
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,923	100	1,923	297,077
FGR	651	55	358	55,306
FOP	138	30	41	6,334
FSP	186	40	74	11,432
TOTALS	2,898		2,396	370,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,396	121.8140	173.58	415,898	1999	1999	0	0	0	11.00	89.00

1 SFR CUST – 100% - 2000 Heated Area: 1923 HX Base Yr 2000



1893 LAKE PARK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		370,149
TOTAL MARKET OB/XF VALUE		13,650
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		533,799
SOH/AGL Deduction		270,675
ASSESSED VALUE		263,124
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		208,124
TOTAL JUST VALUE		533,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		500,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010123	XFOB	4,000	01/26/2001
990093	NEW CONSTR	0	03/22/1999
984985	NEW CONSTR	140,000	02/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0865/1058	2/02/1999	WD	Q	V		54,500
GRANTOR: AMELIA PARK DEVELOPME						
GRANTEE: DAVIS GAINES & DONN						
0846/0249	8/25/1998	WD	U	V	19	40,000
GRANTOR: AMELIA PARK DEVELOPME						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1999] W31 S21 BAS=[YR=1999] S71 E7 FSP=[YR=1999] S8 E22 N8 W9 N2 W5 S2 W8 $ E8 N2 E5 S2 E15 N4 E5 N37 W25 FOP=[YR=1999] N30 W5 S25 D5 R5 $ L5 U5 N25 W10 $ E31 N21 $.

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	0810	CONCRETE A	0	100	37	5	185.00	SF	6.50	6.50	100	1999	1999	3	79	950	
2	0810	CONCRETE A	0	100	33	27	891.00	SF	6.50	6.50	100	1999	1999	3	79	4,575	
3	0819	CONC 12"	0	100	8	3	24.00	SF	9.50	9.50	100	1999	1999	3	79	180	
4	0830	FLAGSTONE	0	100	0	0	500.00	SF	12.00	12.00	100	2000	2000	3	80	4,800	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	55	165	
6	0476	VF 6 SBPL	0	100	0	0	5.00	LF	32.00	32.00	100	2000	2000	3	55	88	
7	0476	VF 6 SBPL	0	100	0	0	57.00	LF	16.00	16.00	100	2000	2000	3	55	502	
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2001	2001	3	58	348	
9	0476	VF 6 SBPL	0	100	0	0	110.00	LF	32.00	32.00	100	2001	2001	3	58	2,042	

LAND DESCRIPTION

TOTAL OB/XF 13,650

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	000133	C	SFR LAKE	100		PUD	0.00	0.00	50.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	150,000							

REVIEW DATE 03/20/2018 BY DJX Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS