

WELSCH ELLEN M &/BRESEBACH KEITH GORDON
1885 LAKE PARK DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-102P-0001-0040



BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 50		
Interior Wall	08	DECORATIVE 50		
Interior Floor	12	HARDWOOD 70		
Interior Floor	15	HARDTILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame Stories	02	WOOD FRAME 100		
Units	1.	1. 100 0 100		
Quality	06	Quality Level 06		
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	2,328	100	2,328	484,557
FGR	388	55	213	44,335
FOP	90	30	27	5,620
FOP	174	30	52	10,823
FOP	255	30	76	15,819
PTO	56	5	3	625
TOTALS	3,291		2,699	561,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,699	162.2966	231.27	624,198	2001	2001		0		010.00	90.00
1 SFR CUST - 100% - 2022 Heated Area: 2328 HX Base Yr 2022												

FGR 2001

PTO 2001

FOP 2001

FOP 2001

BAS 2001

FOP 2001

NASSAU COUNTY PROPERTY

PAGE 1 of 2

2

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	561,778
TOTAL MARKET OB/XF VALUE	18,442
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	730,220
SOH/AGL Deduction	29,403
ASSESSED VALUE	700,817
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	650,817
TOTAL JUST VALUE	730,220
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	680,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2004394	SWIM POOL	9,800	11/23/2000
2003973	NEW CONSTR	149,000	09/14/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2518/1442	11/30/2021	WD	Q	I	01	820,000

GRANTOR: CONNELLY RICHARD J &

GRANTEE: WELSCH ELLEN M & BE

2102/1477 2/17/2017 WD Q I 02 500,000

GRANTOR: MEHAS STEPHEN & JUDIT

GRANTEE: CONNELLY RICHARD J

EXTRA FEATURES

1885 LAKE PARK DR, FERNANDINA BEACH

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	0500	FP-PRE FAB	0100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
2	0877	JACUZZI	0100	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200	
3	0835	QUARY TILE	0100	64	3	192.00	SF	10.00	10.00	100	2003	2003	3	84	1,613	
4	0810	CONCRETE A	0100	0	0	945.00	SF	6.50	6.50	100	2001	2001	3	82	5,037	
5	0810	CONCRETE A	0100	6	3	18.00	SF	6.50	6.50	100	2001	2001	3	82	96	
6	0861	POOL GUNIT	0100	0	0	126.00	SF	85.00	85.00	100	2001	2001	3	29	3,106	
7	0845	KOOL DECK	0100	0	0	115.00	SF	14.50	14.50	100	2001	2001	3	82	1,367	
8	0877	JACUZZI	0100	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200	
9	0871	POOL HTR R	0100	0	0	1.00	UT	4,000.00	4,000.00	100	2001	2001	3	20	800	
10	0810	CONCRETE A	0100	5	2	10.00	SF	6.50	6.50	100	2001	2001	3	82	53	

LAND DESCRIPTION TOTAL OB/XF 15,482

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	SFR	100		PUD	0.00	0.00	50.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	150,000					</td>		

WELSCH ELLEN M &/BRESEBACH KEITH GORDON
1885 LAKE PARK DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-102P-0001-0040

[illegible]