

BLOCK 1 LOT 5
AMELIA PARK PHASE 1 UNIT 1
PB 6/114-115

PRICE GARY W & LOIS A
1881 LAKE PARK DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0001-0050



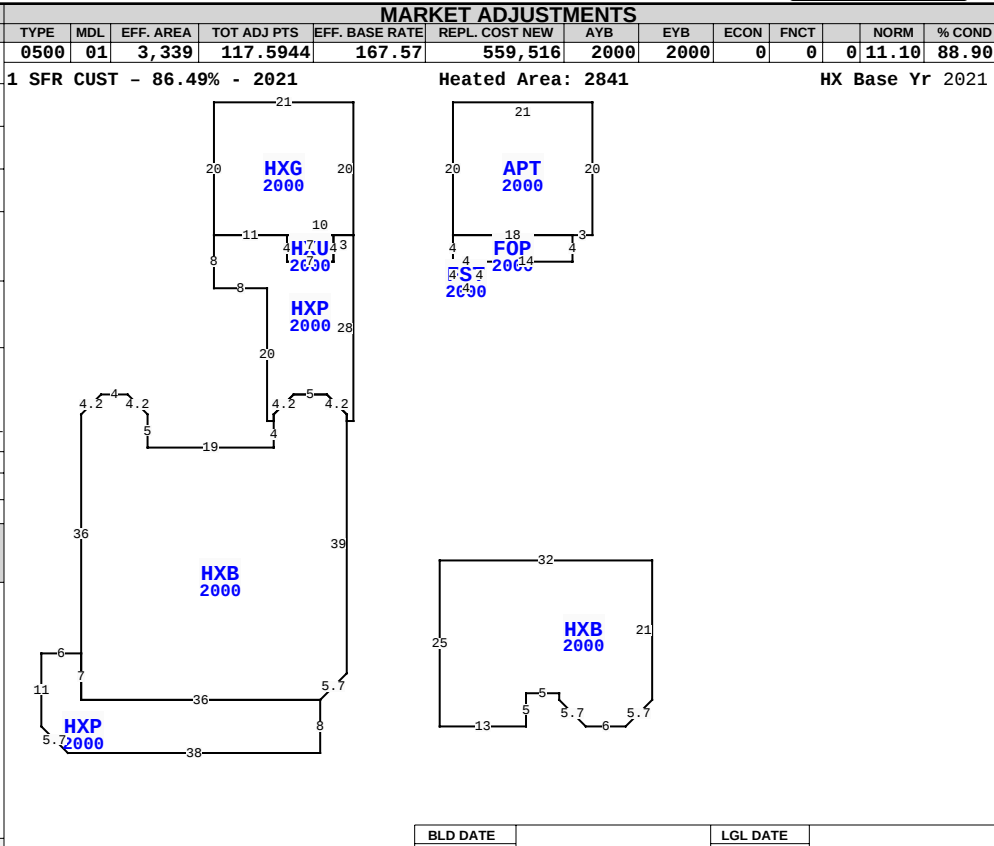
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
APT	420	100	420	62,567
FOP	72	30	22	3,278
FST	16	55	9	1,341
HXB	759	100	759	113,068
HXB	1,662	100	1,662	247,587
HXG	420	55	231	34,412
HXP	365	30	110	16,387
HXP	370	30	111	16,535
HXU	28	55	15	2,235
TOTALS	4,112		3,339	497,410

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0825	BRICK	0 100	2	7	14.00	SF	12.50	12.50
2	0810	CONCRETE A	0 100	19	4	76.00	SF	6.50	6.50
3	0810	CONCRETE A	0 100	56	16	896.00	SF	6.50	6.50
4	1100	VAC SYSTEM	0 100	0	0	1.00	UT	1,000.00	1,000.00
5	7080	SOUND SYS	0 100	0	0	1.00	UT	0.00	0.00
6	0861	POOL GUNIT	0 100	0	0	485.00	SF	85.00	85.00
7	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00
8	0858	SCULP CONC	0 100	0	0	645.00	SF	13.00	13.00
9	0871	POOL HTR R	0 100	0	0	1.00	UT	4,000.00	4,000.00
10	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	50.00



1881/ LAKE PARK DR, FERNANDINA BEACH					XF DATE					LAND DATE
					INC DATE					AG DATE
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
14.00	SF	12.50	12.50	100	2000	2000	3	94	165	
76.00	SF	6.50	6.50	100	2000	2000	3	80	395	
896.00	SF	6.50	6.50	100	2000	2000	3	80	4,659	
1.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	200	
1.00	UT	0.00	0.00	100	2000	2000	3	100	0	
485.00	SF	85.00	85.00	100	2000	2000	3	27	11,131	
1.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	200	
645.00	SF	13.00	13.00	100	2000	2000	3	94	7,882	
1.00	UT	4,000.00	4,000.00	100	2000	2000	3	20	800	
1.00	UT	300.00	300.00	100	2000	2000	3	55	165	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		497,410	
TOTAL MARKET OB/XF VALUE		26,583	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		673,993	
SOH/AGL Deduction		80,811	
ASSESSED VALUE		593,182	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		543,182	
TOTAL JUST VALUE		673,993	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		629,181	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002097	SWIM POOL	22,911	02/01/2000
991435	NEW CONSTR	146,500	10/22/1999
991436	NEW CONSTR	29,500	10/22/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2352/0960	3/31/2020	WD	Q	I	02
GRANTOR: TEAL WILLIAM E JR & L					SALE PRICE
GRANTEE: PRICE GARY W & LOIS					
0890/1400	7/12/1999	WD	Q	V	
GRANTOR: BRYLEN HOMES LTD					54,500
GRANTEE: TEAL WILLIAM E JR &					

BUILDING NOTES									
BUILDING DIMENSIONS									
HXG=[YR=2000] W21 S20 HXP=[YR=2000] S8 E8 S20 E1									
HXB=[YR=2000] S4 W19 N5 U3 L3 W4 L3 D3 S36 HXP=[YR=2000] W6									
S11 D4 R4 E38 N8 W36 N7 S7 E36 U4 R4 N39 U3 L3 W5 L3 D3									
S1 \$N1 U3 R3 E5 R3 D3 S1E1 N28 W3 S4 W7 N4 W11 \$ E11									
HXU=[YR=2000] S4 E7 N4 W7 \$ E10 N20 \$ PTR= E45 S90									
HXB=[YR=2000] N21 W32 S25E13 N5 E5 S1 D4 R4 E6 R4 U4 \$									
W45N90 \$ PTR =E15 APT=[YR=2000] E21 S20 W3 FOP=[YR=2000] S4									
W14 FST=[YR=2000] S4 W4 N4 E4 \$ W4 N4 E18 \$ W18 N20 \$ W15 \$									

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