

BLOCK 7 LOT 5
IN OR 1023/1055
AMELIA PARK PHASE 1 UNIT 3

CLEMENS MICHAEL N & MARY A
1705 LAKE PARK DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0007-0050



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2															
Exterior Wall	10	ABOVE AVG 100	0500	01	3,206	117.2908	167.14	535,851	2004	2004	0	0	0	8.50	91.50	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2005													Heated Area: 2656														
Roof Cover	03	COMP SHNGL 70														HX Base Yr 2005														
Roof Cover	12	MODULAR MT 30																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	12	HARDWOOD 80																												
Interior Floo	15	HARDTILE 20																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		2.5 100																												
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																										
BAS	1,696	100	1,696	259,374																										
FDG	660	60	396	60,561																										
FOP	250	30	75	11,470																										
FUS	960	100	960	146,815																										
PTO	200	5	10	1,529																										
USP	230	30	69	10,553																										
TOTALS	3,996		3,206	490,304																										
EXTRA FEATURES				1705 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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115															
2	0819	CONC 12"	0 100	2	8	16.00	SF	9.50	9.50	100	2004	2004	3	86	131															
3	0810	CONCRETE A	0 100	55	3	165.00	SF	6.50	6.50	100	2004	2004	3	86	922															
4	0810	CONCRETE A	0 100	73	3	219.00	SF	6.50	6.50	100	2004	2004	3	86	1,224															
5	0810	CONCRETE A	0 100	16	22	352.00	SF	6.50	6.50	100	2004	2004	3	86	1,968															
6	0819	CONC 12"	0 100	6	9	54.00	SF	4.75	4.75	100	2004	2004	3	86	221															
7	1076	TRELLIS A	0 100	10	10	100.00	SF	15.00	15.00	100	2005	2005	3	44	660															
TOTAL OB/XF 8,241																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.00	0.00	60.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	180,000													
REVIEW DATE 03/22/2018 BY DJX Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS																														