

BLOCK 13 LOT 1
IN OR 1152/1942
AMELIA PARK PHASE 1 UNIT 3

CRAWFORD RICHARD A & KIMBERLY
1613 LAKE PARK DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0013-0010



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 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 80
Interior Floo	19	MARBLE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
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	1,941	100	1,941	296,879
FGR	896	55	493	75,405
FOP	44	30	13	1,988
FOP	341	30	102	15,601
FOP	496	30	149	22,790
FUS	722	100	722	110,431
FUS	1,434	100	1,434	219,332
TOTALS	5,874		4,854	742,426

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	2.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	6,230	
2	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	24	240	
3	0810	CONCRETE A	0 100	12	4	48.00	SF	6.50	6.50	100	2004	2004	3	86	268	
4	0825	BRICK	0 100	3	10	30.00	SF	25.00	25.00	100	2004	2004	3	96	720	
5	0825	BRICK	0 100	5	10	50.00	SF	25.00	25.00	100	2004	2004	3	96	1,200	
6	0825	BRICK	0 100	12	6	72.00	SF	12.50	12.50	100	2004	2004	3	96	864	
7	0825	BRICK	0 100	14	7	98.00	SF	12.50	12.50	100	2004	2004	3	96	1,176	
8	0810	CONCRETE A	0 100	0	0	1,420.00	SF	6.50	6.50	100	2004	2004	3	86	7,938	
9	1127	BRICK 8"	0 100	39	2	78.00	SF	11.00	11.00	100	2004	2004	3	96	824	
10	1127	BRICK 8"	0 100	10	3	30.00	SF	11.00	11.00	100	2004	2004	3	96	317	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,854	117.3040	167.16	811,395	2004	2004	0	0	8.50	91.50
1 SFR CUST - 100% - 2005											
Heated Area: 4097											
HX Base Yr 2005											
FGR 2004											
FUS 2004											
FOP 2004											
BAS 2004											
FUS 2004											
FOP 2004											

1613 LAKE PARK DR, FERNANDINA BEACH

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

TOTAL OB/XF											
19,777											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	60.00	FF	

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		742,426	
TOTAL MARKET OB/XF VALUE		19,777	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		942,203	
SOH/AGL Deduction		346,937	
ASSESSED VALUE		595,266	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		545,266	
TOTAL JUST VALUE		942,203	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		878,490	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042104	OTHER	1,000	11/10/2004
20034149	NEW CONSTR	350,000	11/19/2003
20021863	NEW CONSTR	350,000	10/31/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1152/1942	7/14/2003	WD	Q	V	
GRANTOR: COLWELL MCCLELLAN ENT					SALE PRICE
GRANTEE: CRAWFORD RICHARD A					86,000
0981/1851	4/18/2001	WD	U	V	19
GRANTOR: AMELIA PARK DEVELOPME					68,000
GRANTEE: COLWELL MCCLELLAN E					

BUILDING NOTES		

BUILDING DIMENSIONS		
FGR=[YR=2004] W24 S35 E3 BAS=[YR=2004] S11 FOP=[YR=2004] S11 E4 N11 W4\$ E4 S11 W3 S17 E1 FOP=[YR=2004] S13 L3 D3 S5 D4 R4 E6 R2 U2 E10 S2 E10N2E7 N9 W28 N14W8\$ E8 S14 E28 S9 E4 S2 E7 N2 E4 N40 W13 N3 FOP=[YR=2004] N12 W19 N7 W5 S22 E6 N3 E18\$ W18 S3 W6N14 W7 N8 W9\$ E9 S8 E7 N8 E5 N35\$ PTR=E50S60 FUS=[YR=2004] E12 N3E18 S3 E13 S40 W15 N9 W4 N8 W11 S8 W13 N31\$ N60W50\$ PTR=E50S43 FUS=[YR=2004] N8 W6 N7 W6 N7 E4 N8 W4 N7 E4 N6 E16 S6 E4 S7 W4S8E4 S7 W4 S15 W8\$ W50N43\$.		