

BLOCK 13 LOT 2
IN OR 1308/307
AMELIA PARK PHASE 1 UNIT 3

WASHBURN KATHLEEN
1609 LAKE PARK DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0013-0020



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	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,619	100	1,619	265,494
FDG	441	60	265	43,456
FOP	192	30	58	9,511
FOP	390	30	117	19,187
FUS	672	100	672	110,199
TOTALS	3,314		2,731	447,847

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	18	6	108.00	SF	6.50	
2	0810	CONCRETE A	0 100	0	0	1,060.00	SF	6.50	
3	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	
4	0476	VF 6 SBPL	0 100	0	0	41.00	LF	32.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100			0.00	0.00	60.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	2,731	125.7696	179.22	489,450	2004	2004	0	0
1 SFR CUST - 100% - 2005									
Heated Area: 2291									
HX Base Yr 2005									

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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	447,847		
TOTAL MARKET OB/XF VALUE	7,906		
TOTAL LAND VALUE - MARKET	180,000		
TOTAL MARKET VALUE	635,753		
SOH/AGL Deduction	265,063		
ASSESSED VALUE	370,690		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	320,690		
TOTAL JUST VALUE	635,753		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	598,473		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033547	NEW CONSTR	209,000	07/22/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1308/0307	4/08/2005	QC	U	I	01
GRANTOR: WASHBURN KATHLEEN & T					
GRANTEE: WASHBURN KATHLEEN					
1110/1864	1/31/2003	WD	Q	V	
GRANTOR: BRYLEN HOMES LTD					
GRANTEE: WASHBURN KATHLEEN &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FDG=[YR=2004] W21 S21 E5 FOP=[YR=2004] S32 BAS=[YR=2004] W2 U3 L3 W6 L3 D3 W21 S24 E3S14 E1 FOP=[YR=2004] S10 E39 N10 W39\$ E39 N38 W8\$ E6 N32 W6 \$ E16 N21\$ PTR=E10S70 FUS=[YR=2004] E32 S21 W32 N21\$N70W10\$.									