BLOCK 13 LOT 3
IN OR 1807/938
AMELIA PARK PHASE 1 UNIT 3

O'KEEFE JOHN W
1605 LAKE PARK DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0013-0030

BUILDING CHARACTERISTICS

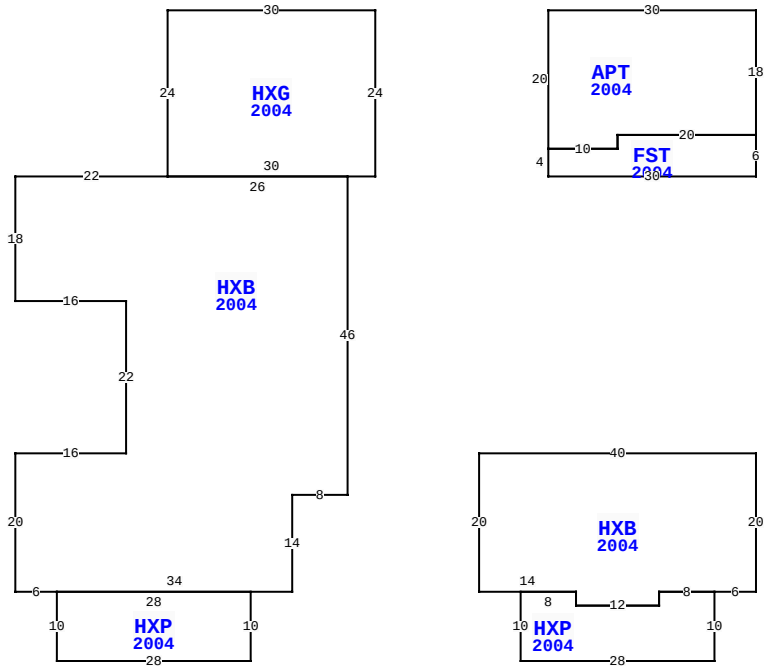
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 80
Interior Floo	19	MARBLE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5.5 100
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	560	100	560	88,988
FST	160	55	88	13,984
HXB	824	100	824	130,940
HXB	2,416	100	2,416	383,922
HXG	720	55	396	62,927
HXP	256	30	77	12,236
HXP	280	30	84	13,348
TOTALS	5,216		4,445	706,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,445	121.8712	173.67	771,963	2004	2004	0	0	0	8.50	91.50

1 SFR CUST - 85.42% - 2021 Heated Area: 3800 HX Base Yr 2021



1605 LAKE PARK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		706,346
TOTAL MARKET OB/XF VALUE		25,681
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		912,027
SOH/AGL Deduction		197,794
ASSESSED VALUE		714,233
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		664,233
TOTAL JUST VALUE		912,027
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		851,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071136	XFOB	2,400	06/18/2007
20034073	NEW CONSTR	12,000	10/30/2003
20033954	H/AC	10,000	10/08/2003
20033900	NEW CONSTR	1,000	09/29/2003
20033773	SWIM POOL	10,000	09/04/2003
20033351	NEW CONSTR	275,000	06/26/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1807/0938	7/31/2012	WD	Q	I	02	500,000
GRANTOR: DRACE CHARLES L & DEB						
GRANTEE: O'KEEFE JOHN W						
1032/0585	1/22/2002	WD	U	V	21	76,000
GRANTOR: AMELIA PARK DEVELOPME						
GRANTEE: DRACE CHARLES L & D						

BUILDING NOTES

BUILDING DIMENSIONS

HXG=[YR=2004] W30 S24 HXB=[YR=2004] W22 S18 E16 S22 W16 S20 E6 HXP=[YR=2004] S10 E28 N10 W28$ E34 N14 E8 N46 W26$ E30 N24$ PTR= E15S64 HXB=[YR=2004] E40 S20 W6 HXP=[YR=2004] S10 W28 N10 E8 S2 E12 N2 E8$ W8 S2 W12 N2 W14 N20$ N64W15$ PTR=E25S24 FST=[YR=2004] N4 APT=[YR=2004] N20 E30 S18 W20 S2 W10 $ E10 N2 E20 S6 W30$N24W25$.

EXTRA FEATURES

LN	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	1100	VAC SYSTEM	0	100	0	0	1.00	UT	1,520.00	1,520.00	100	2004	2004	3	24	365	
2	0861	POOL GUNIT	0	100	0	0	165.00	SF	85.00	85.00	100	2004	2004	3	40	5,610	
3	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	24	240	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	24	480	
5	0881	FOUNTAIN	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	0	
6	0825	BRICK	0	100	0	0	319.00	SF	12.50	12.50	100	2004	2004	3	96	3,828	
7	1128	BRICK 12"	0	100	34	10	340.00	SF	14.00	14.00	100	2004	2004	3	96	4,570	
8	0825	BRICK	0	100	26	2	52.00	SF	12.50	12.50	100	2004	2004	3	96	624	
9	0825	BRICK	0	100	0	0	197.00	SF	12.50	12.50	100	2004	2004	3	96	2,364	
10	0825	BRICK	0	100	3	8	24.00	SF	25.00	25.00	100	2004	2004	3	96	576	

LAND DESCRIPTION

TOTAL OB/XF 18,657

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0003	R-2	0.00	0.00	60.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	180,000							

REVIEW DATE 04/05/2018 BY DJX Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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
11	0825	BRICK	0	100	13	4	52.00	SF	12.50	12.50	100	2004	2004	3	96	624	
12	0810	CONCRETE A	0	100	0	0	585.00	SF	6.50	6.50	100	2004	2004	3	86	3,270	
13	0810	CONCRETE A	0	100	8	6	48.00	SF	6.50	6.50	100	2004	2004	3	86	268	
14	0810	CONCRETE A	0	100	3	8	24.00	SF	6.50	6.50	100	2004	2004	3	86	134	
15	0810	CONCRETE A	0	100	4	19	76.00	SF	6.50	6.50	100	2004	2004	3	86	425	
16	1131	REINFR 8	0	100	3	4	12.00	SF	3.15	3.15	100	2004	2004	3	96	36	
17	1241	WD DECK G	0	100	13	7	91.00	UT	11.50	11.50	100	2004	2004	3	40	419	
18	0910	SCRN RM L	0	100	22	16	352.00	SF	15.00	15.00	100	2007	2007	3	35	1,848	

LAND DESCRIPTION

TOTAL OB/XF 7,024

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/05/2018 BY DJX Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS