BLOCK 13 LOT 4
IN OR 2156/247
AMELIA PARK PHASE 1 UNIT 3

AITKEN LIVING TRUST/AITKEN BARBARA M TRUSTEE
1601 LAKE PARK DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0013-0040

BUILDING CHARACTERISTICS

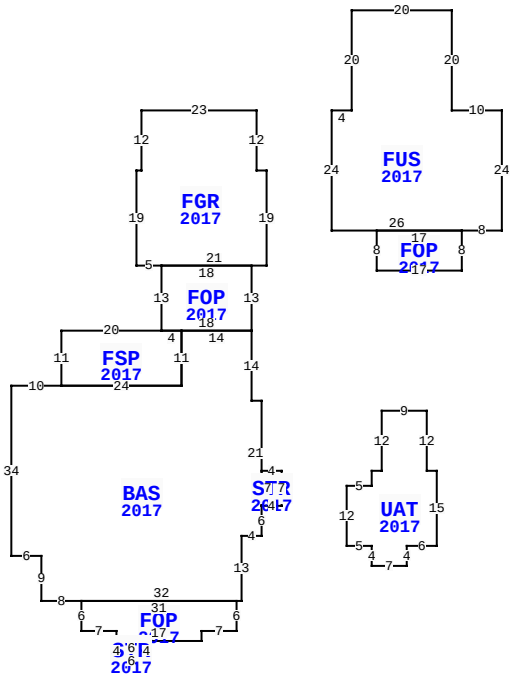
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,192	100	2,192	337,798
FGR	770	55	424	65,341
FOP	136	30	41	6,318
FOP	220	30	66	10,171
FOP	234	30	70	10,788
FSP	264	40	106	16,336
FUS	1,216	100	1,216	187,392
STR	24	10	2	309
STR	28	10	3	463
UAT	391	10	39	6,010
TOTALS	5,475		4,159	640,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,159	110.3520	157.25	654,003	2017	2017	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2018 Heated Area: 3408 HX Base Yr 2018



1601 LAKE PARK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		640,923
TOTAL MARKET OB/XF VALUE		8,732
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		844,655
SOH/AGL Deduction		196,378
ASSESSED VALUE		648,277
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		593,277
TOTAL JUST VALUE		844,655
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		794,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161486	CO ISSUED	0	02/14/2017
20161486	NEW CONSTR	445,611	04/28/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2156/0247	8/10/2017	WD	U	I	11	100
GRANTOR: AITKEN JOHN W & BARBA						
GRANTEE: AITKEN LIVING TRUST						
2140/0361	8/10/2017	WD	U	I	11	100
GRANTOR: AITKEN JOHN W & BARBA						
GRANTEE: AITKEN LIVING TRUST						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
2	0825	BRICK	0	100	0	0	63.00	SF	12.50	12.50	100	2017	2017	3	99	780	
3	0825	BRICK	0	100	0	0	52.00	SF	12.50	12.50	100	2017	2017	3	99	644	
4	0825	BRICK	0	100	0	0	91.00	SF	12.50	12.50	100	2017	2017	3	99	1,126	
5	0811	CONCRETE B	0	100	0	0	837.00	SF	5.20	5.20	100	2017	2017	3	97	4,222	

BUILDING DIMENSIONS

FGR=[YR=2017] W23 S12 W1 S19 E5 FOP=[YR=2017] S13
FSP=[YR=2017] W20 S11 BAS=[YR=2017] W10 S34 E6 S9 E8
FOP=[YR=2017] S6 E7 S2 STR=[YR=2017] S4 E6 N4 W6$ E17 N2 E7
N6 W31$ E32 N13 E4 N6 STR=[YR=2017] E4 N7 W4 S7$ N21 W2 N14
W14 S11 W24$ E24 N11 W4$ E18 N13 W18$ E21 N19 W2 N12$ PTR=E15
FUS=[YR=2017] E4 N20 E20 S20 E10 S24 W8 FOP=[YR=2017] S8 W17
N8 E17$ W26 N24$ W15$ PTR= E25 S60 UAT=[YR=2017] E9 S12 E2
S15 W6 S4 W7 N4 W5 N12 E5 N3 E2 N12$ N60 W25$.

LAND DESCRIPTION

TOTAL OB/XF 8,732

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		PUD	0.00	0.00	65.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	195,000							

REVIEW DATE 02/10/2017 BY DJ Total Acres: 0.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 08/02/2023 BY SYS