

AITKEN JOHN W FAMILY TRUST/AITKEN BARBARA M TRUSTE
1601 LAKE PARK DR
FERNANDINA BEACH, FL 32034

00-00-31-102P-0013-0090



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	14	CARPET 70		
Interior Floo	15	HARDTILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 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	1,815	100	1,815	287,402
FDG	441	60	265	41,962
FOP	194	30	58	9,184
FSP	231	40	92	14,568
TOTALS	2,681		2,230	353,116

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	2,230	122.7842	174.97	390,183	2002	2002	0	0	0	9.50	90.50	
1 SFR CUST - 100% - 2003 Heated Area: 1815 HX Base Yr 2003													
The diagram shows a building footprint (BAS) with dimensions 21x21. It also shows other areas: FDG (21x21), FSP (15x7), FOP (10x7), and BAS (23x23). The total area is 1815 sq ft.													

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	353,116
TOTAL MARKET OB/XF VALUE	4,020
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	507,136
SOH/AGL Deduction	249,711
ASSESSED VALUE	257,425
TOTAL EXEMPTION VALUE	100,000
BASE TAXABLE VALUE	157,425
TOTAL JUST VALUE	507,136
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	478,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
012043	NEW CONSTR	173,000	10/09/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I	V I / I	RSN CD	SALE PRICE
2645/1293	6/02/2023	WD	Q	I	01	776,000
GRANTOR:WAAS BETTY T L/E						
GRANTEE:AITKEN JOHN W FAMIL						
2429/1562	12/14/2020	LE	U	I	11	100
GRANTOR:WAAS BETTY T L/E						
GRANTEE:WAAS WILLIAM & MORG						

BUILDING NOTES													

BUILDING DIMENSIONS													
FDG=[YR=2002] W21 S21 FSP=[YR=2002] S8 BAS=[YR=2002] S62 E6 FOP=[YR=2002] S8 E23 N8 W9 N2 W5 S2 W9 \$ E9 N2 E5 S2 E15 N4 E5 N37 W25 U5 L5 N10 W3 N6 W7 \$ E7 S6 E3 S10 D5 R5 N29 W15 \$ E21 N21 \$.													

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	50.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	150,000							

TOTAL OB/XF 4,020

REVIEW DATE	04/05/2018	BY	DJX	Total Acres: 0.00	Total Land Value: 150,000	Market: 0	Agricultural: 0	Common: 150,000	PRINTED 08/02/2023 BY SYS
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