BLOCK 14 LOT 3
AMELIA PARK PHASE 1 UNIT 6
PB 6/313-314

WHITEHEAD CONNY & FRANCES E L/E/
1517 LAKE PARK DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0014-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

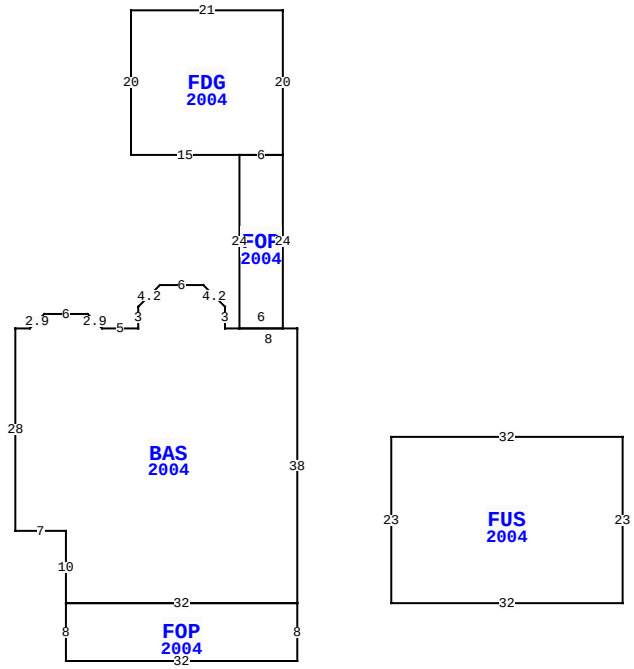
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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	1,491	100	1,491	239,783
FDG	420	60	252	40,527
FOP	144	30	43	6,916
FOP	256	30	77	12,384
FUS	736	100	736	118,363
TOTALS	3,047		2,599	417,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,599	123.3408	175.76	456,800	2004	2004	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2016 Heated Area: 2227 HX Base Yr 2016



1517 LAKE PARK DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		417,972
TOTAL MARKET OB/XF VALUE		10,781
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		578,753
SOH/AGL Deduction		253,314
ASSESSED VALUE		325,439
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		275,439
TOTAL JUST VALUE		578,753
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20034374	NEW CONSTR	200,000	12/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2300/0786	8/26/2019	LE	U	I	11	100
GRANTOR: WHITEHEAD CONNY RAY &						
GRANTEE: WHITEHEAD FRANCES C						
1965/0301	2/27/2015	WD	Q	I	02	475,000
GRANTOR: SEAMAN DAVID T & LYND						
GRANTEE: WHITEHEAD CONNY RAY						

BUILDING NOTES

BUILDING DIMENSIONS

FDG=[YR=2004] W21 S20 E15 FOP=[YR=2004] S24 BAS=[YR=2004] W2 N3 U3 L3 W6 L3 D3 S3 W5 U2 L2 W6 L2 D2 W2 S28 E7 S10FOP=[YR=2004] S8 E32 N8 W32$ E32 N38 W8$ E6 N24 W6$ E6 N20$ PTR=E15S59 FUS=[YR=2004] E32 S23 W32 N23$N59W15$.

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	0810	CONCRETE A	0	100	10	7	70.00	SF	6.50	6.50	100	2004	2004	3	86	391	
2	0810	CONCRETE A	0	100	0	0	700.00	SF	6.50	6.50	100	2004	2004	3	86	3,913	
4	0471	VINYL FNC	0	100	0	0	53.00	LF	32.00	32.00	100	2004	2004	3	66	1,119	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2004	2004	3	66	198	
6	0855	CONC PAVER	0	100	0	0	600.00	SF	10.00	10.00	100	2004	2004	3	86	5,160	

LAND DESCRIPTION

TOTAL OB/XF 10,781

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	000100	C	SFR	100	0003	PUD	0.00	0.00	50.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	150,000							

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